February 15, 2023

Paul McDougall, Senior Program Manager
State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue. Suite 500
Sacramento, CA 95833

RE: Second submittal of the Town of Tiburon 2023-2031 Draft Housing Element and Responses to Comments from HCD dated December 23, 2022

Dear Mr. McDougall,

On behalf of the Town of Tiburon I am pleased to submit our redlined Draft Housing Element for the 6th Cycle (2023-2031) planning period. Pursuant to Government Code Section 65585(b), we respectfully request your review our response to comments and redlined Draft Housing Element.

The Town received HCD comments on the Draft Housing element on December 23, 2022. Staff responded to the comment letter (attached) the Town Council reviewed the documents and directed staff to make any revisions and resubmit a redlined Draft Housing Element to HCD. Furthermore, the Town has complied with AB 215 requirements by posting the draft revision on the Town's website and emailing a link to all individuals and organizations that have previously requested notices relating to the Town's housing element at least seven days before submitting the draft revision to HCD.

Staff received additional comments in the form of a petition from residents adjacent to a housing opportunity site selected on Paradise Drive (attached Appendix E). The attached document includes the Draft Housing Element and associated appendices. A hard copy of the attached has been mailed to HCD on February 16, 2023 via Priority Mail as well as an electronic copy (USB Flash Drive).

The enclosed document contains response to comments in detail. If you have any questions, please do not hesitate to contact me at (415) 435-7393 or via email at dtasini@townoftiburon.org. I will reach out to both Melinda Coy and Brandon Yung in the hopes of a discussion and review of our response. A discussion prior to receiving a response did prove helpful during our first review.

Sincerely,

Dina Tasini
Director of Community Development

TOWN OF TIBURON
RESPONSE
TO HCD COMMENTS OF DECEMBER 23, 2022

Note: Page number references to the Housing Element included in these responses are to the pages in the tracked changes version of revised draft of the Housing Element.

Comment #1

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code,§ 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must also provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness). Programs should be revised as appropriate to reflect the results of this evaluation.

Response #1

The following revisions have been made to the draft element:

Appendix B, page B-1, Program H-a: The following underlined text was added to the information provided in the Evaluation column:

> This will facilitate development of housing for smaller households including the elderly, persons with disabilities, and female-headed households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.

Appendix B, page B-4, Program H-e: The following underlined text was added to the information provided in the Recommendation column:

> Provide specific implementation actions and timeline to ensure program is completed.

Appendix B, page B-6, Program H-I: The following underlined text was added to the information provided in the Evaluation column:

> The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and extremely low income households.

Appendix B, page B-7, Program H-p: The following underlined text was added to the information provided in the Evaluation column:

> The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.

Appendix B, page B-9, Program H-q: The following underlined text was added to the information provided in the Evaluation column:

> Although the homeless population in Tiburon has decreased since the last housing element was adopted, from 7 unsheltered people in 2013 to none in 2019, the number of unsheltered people throughout Marin County has increased from 183 to 703 over the same period, illustrating the critical need for continued cross-county efforts to provide housing and services for the homeless.

Appendix B, page B-12, Program H-z: The following underlined text was added to the information provided in the Evaluation column:

> The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for low-income households, seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.

Appendix B, page B-14, Program H-ee: The following underlined text was added to the information provided in the Evaluation column:

> ADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.

Appendix B, page B-14, Program H-ff: The following underlined text was added to the information provided in the Evaluation column:

> JADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.

Comment #2

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))

Racial/Ethnic Areas of Concentration of Areas of Affluence (RCAA): As the element acknowledges that a RCAA exists within the Town, and that the Town is

predominantly in the high resource category according to TCAC/HCD Opportunity Maps and is predominantly higher income, the Town must consider additional actions (not limited to the Regional Housing Needs Allocation (RHNA) to promote housing mobility and improve new housing opportunities throughout the Town for existing residents and the broader region.

Response #2

Page 71: The following underlined text was added to the section titled "Affirmatively Furthering Fair Housing (AFFH) Site Analysis":

> In addition, the housing element contains several programs to promote housing mobility and improve new housing opportunities throughout the Town for existing residents and the broader region. These include actions to 1) ensure fair housing opportunities are provided and landlords understand their responsibilities under fair housing laws (Programs H-b, H-q, and H-hh); provide rental assistance to make existing apartments more affordable (Program H-x); and provide home match programs to expand affordable housing opportunities (Program H-f). See Table 23 for detailed information on these programs.

Comment #3

Sites Inventory: The element must identify sites throughout the community to foster inclusive communities. The element includes some general discussion and conclusions that identified sites for lower-income households are concentrated in central areas of the Town and certain neighborhoods. However, the element should expand on the reasoning for isolating the RHNA for lower income households and discuss whether the distribution of sites improves or exacerbates supporting mobility and housing choice throughout the Town. Further, if the inventory continues to isolate the RHNA for lower-income households, the element must have commensurate programs with place- based strategies for new opportunities through-out the community (beyond RHNA) to result in an equitable quality of life and affirmatively further fair housing (AFFH) throughout the Town.

Response #3

Page 71: The following underlined text was added to the section titled "Affirmatively Furthering Fair housing (AFFH) Site Analysis":

> With the exception of the Reed School and Mar West sites (Sites 8 and 9), multifamily sites identified to accommodate the lower-income housing need are concentrated in the downtown. In an effort to ensure housing affordable to lower income households was distributed throughout the community, the Town undertook a parcel-by-parcel analysis of all sites outside of the Downtown that were appropriate for high-density multifamily housing and met the following criteria:
>
> 1. Over ½ acre;
> 2. Within walking distance of public transit facilities and services:
> 3. Not designated as open space; and

4. Not located on steep slopes that were infeasible for high-density multifamily housing.

Only two sites met these criteria: the Cove Shopping Center at 1 Blackfield Drive (approximately 2.9 acres) and the Tiburon Baptist Church at 445 Greenwood Beach Rd. (approximately 3.2 acres). Both sites were evaluated at a community workshop, through surveys, and by the Planning Commission and Town Council. For the Cove Shopping Center site, the community explored a mixed use development concept with a residential density of 25-30 units per acre, yielding 72-86 units. For the Tiburon Baptist Church site, the community considered a townhome development concept at 20-25 units per acre, yielding 63-79 units. In both instances, the property owners wrote letters to the Town stating that they were not interested in redeveloping their properties and requesting that their properties not be rezoned and be removed from the housing site inventory the Town was preparing for the housing element update. Nonetheless, Program H-kk states the Town will consider rezoning these sites for lower-income housing if the property owner indicates future interest in redeveloping or adding housing to these sites.

Sites 1-7 are identified to meet approximately 90% of the Town's lower income RHNA. Nonetheless, these sites improve housing mobility and housing choice throughout Town by providing smaller and affordable units that allow seniors currently living in Tiburon to downsize while remaining in Town, as well as units for young adult children who are starting careers and families. Furthermore, the housing sites are interspersed among other downtown sites that are identified for moderate and above moderate income housing, thereby ensuring a balanced and integrated residential community in the downtown area. New residents will be able to easily access community facilities and amenities in the downtown, including the library, the Town Plaza, and the ferry, as well as community activities such as Friday Nights on Main and Holiday, Chanukah, Diwali, and Juneteenth celebrations. The Downtown chapter of the Town's General Plan supports the redevelopment of downtown to provide a vibrant residential neighborhood, a walkable district, and a center for community life. These improvements will result in an equitable quality of life for all Tiburon residents.

Site H is not located downtown and has a minimum development capacity of 93 units. Although this site was not identified for a 100% affordable housing project due to its distance from services and transit stops, the site will provide some affordable units under the Town's inclusionary ordinance. This will help to improve the balance of lower income units throughout the Town.

The Town has been working on a comprehensive update of its General Plan over the past two years. The draft Downtown element is here: https://createtiburon2040.org/wp-content/uploads/2022/12/Draft-Downtown-General-Plan-Chapter-text-only.pdf. This new element supports the redevelopment of downtown as discussed above. The updated General Plan will be adopted with the 6th cycle housing element.

Comment #4

Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Extremely Low-Income (ELI) Households: The element reports some data on the number of existing and projected ELI households, but it must also include an analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs. Depending upon the results of this analysis, the Town may need to add or revise existing programs.

Response #4

The number and tenure of ELI households are discussed on pages 22-24. The following underlined text was added to page 24:

> There are approximately 240 extremely low income households in Tiburon (7.1% of the total number of households), and approximately one-third of these households own their homes. In order to remain in their homes, extremely low income owner households need programs to help reduce housing costs, while extremely low income renter households need programs to limit rent increases. The Housing Element contains *Program H-f Home Match Services* to help extremely low income homeowners develop a source of income and *Program H-v Rehabilitation Loan Programs* to provide these homeowners with money to make necessary repairs. *Program H-aa Tenant Protection Strategies* will help to protect extremely low income renters from rising rents.

Cost-burdened ELI households are discussed on pages 41-43. The following underlined text was added to the paragraph on page 41 in the section "Cost-Burdened Households":

> In Tiburon, 15.1% of all households spend 50% or more of their income on housing, while 16.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 27). For example, 66.7% of Tiburon households making less than 30% of AMI (i.e., extremely low income households) spend the majority of their income on housing. For Tiburon residents making more than 100% of AMI, just 5.1% are severely cost-burdened, and 81.0% of those making more than 100% of AMI spend less than 30% of their income on housing.

Cost-burdened senior ELI households are discussed on pages 45-46. The following underlined text was added to paragraph on page 45 in the section "Cost-Burdened Households":

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 78.9% of seniors making less than 30% of AMI (i.e., extremely low income households) are spending the majority of their income on housing. For seniors making more than 100% of AMI, 80.8% are not cost-burdened and spend less than 30% of their income on housing (see Figure 30).

Overcrowded ELI households are analyzed on pages 46-47. The following underlined text was added to page 47:

In many communities, overcrowding often disproportionately impacts low-income households. In Tiburon, 0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0% of households above 100% experience this level of overcrowding (see Figure 32). There are no extremely low overcrowded households in Tiburon.

Senior ELI households are analyzed on pages 53-54. The following underlined text was added to page 53:

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *Greater than 100% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 38). Extremely low income (0-30% AMI) senior households are more likely to be owners than renters.

The following underlined text was added to page 54:

In addition, programs are included to assist low-income, including extremely low income, seniors in upgrading their homes (Program H-v *Rehabilitation Loan Program*), maintaining affordability of rentals (Program H-aa *Tenant Protection Strategies*), and remaining in their homes by sharing housing costs with another individual (Program H-f *Provide Home Match Service)*.

Comment #5

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Overpayment: While the element identifies the percentage of residents overpaying for housing by tenure (pg. 39), it must clearly quantify and analyze the number of lower-income households overpaying for housing by tenure (i.e., renter and owner) and add or modify policies and programs as appropriate.

Response #5

The following underlined text and Table 6 were added to the element on page 42:

Table 6 shows the number of cost-burdened renter and owner households by income category. Among the lower-income categories, the greatest number of cost-burdened owners are low income households (160), while the greatest number of cost-burdened renters are extremely low income households (320).

Table 1: Household Overpayment by Income and Tenure in Tiburon

Household by Income & Housing Cost Burden	Total Renters	Total Owners
Extremely Low Income (0-30% of AMI)		
Cost Burden >30% and <50%	110	70
Cost Burden >50%	90	70
Very Low Income Households (31-50% of AMI)		
Cost Burden >30% and <50%	50	80
Cost Burden >50%	50	65
Low Income Households (51-80% of AMI)		
Cost Burden >30% and <50%	120	90
Cost Burden>50%	15	70
Moderate and Above Moderate Income (over 80% of AMI)		
Cost Burden >30% and <50%	115	555
Cost Burden >50%	0	215

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Comment #6

An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

The Town has a RHNA of 639 housing units, of which 303 are for lower-income households. To address this need, the element relies on vacant and nonvacant sites, including sites in the yet to be created MU and MS districts. To demonstrate the adequacy of these sites and strategies to accommodate the Town's RHNA, the element must include complete analyses:

Parcel Listing: The element lists parcels by various factors such as size, zoning, and general plan designation. However, it must also include a description of existing use with

sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites.

Response #6

Existing uses are described in the individual site descriptions beginning on page 77. The following text was added beginning on page 84 to provide descriptions of existing uses of Sites A-H.

SITE A

Site A is located at 1555 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. Figure 47 shows the existing condition and a conceptual model for the site. The site is 0.86 acre and the existing use is a parking lot. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 25 units at moderate and above moderate affordability levels.

SITE B

Site B is located at 1599 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. Figure 47 shows the existing condition and a conceptual model for the site. The site is 1.66 acre and contains a 20,079 square foot commercial building; the existing use is a CVS pharmacy. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 49 units at moderate and above moderate

affordability levels.

SITE C

Site C is located at 1600 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.39 acre and is currently vacant. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 11 units at moderate and above moderate affordability levels.

SITE D

Site D is located at 1610 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.13 acre and contains a 4,200 square foot office building constructed in 1960. The site is currently zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 3 units at moderate and above moderate affordability levels.

SITE E

Site E is located at 1660 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.13 acre and contains a 7,260 square foot office building constructed in 1975. The site is currently zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store

and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 12 units at moderate and above moderate affordability levels.

SITE F

Site F is located at 1680 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.29 acre and contains a 3,892 square foot commercial building constructed in 1962. The site is currently zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 8 units at moderate and above moderate affordability levels.

SITE G

Site G is located at 26 Main St./2 Juanita Lane and is identified in Table 11 and Figure 46 above. The site is 0.43 acre and contains several buildings comprising approximately 17,930 square feet. The current uses are retail shops, a movie theatre, and a restaurant. Five of the structures were built between 1900 and 1921 and are on the local inventory of historic resources. Nonetheless, redevelopment of the site is possible if the building facades are preserved.

The Town met with the property owner in February 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use on the site at a

sufficient density. The owner also stated that ground-floor commercial use would be feasible on the site. The site is currently zoned Village Commercial. However, the site will be rezoned to a new Main Street zoning district that will allow mixed use with a residential density of 20-25 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store, the public library, and other services are located within a ½ mile. The Tiburon Ferry Terminal is located on the same block. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The property owner interest, aging structures, and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 20 du/ac, the site is projected to yield a minimum of 8 units at moderate and above moderate affordability levels.

SITE H

Site H is located at 4576 Paradise Drive is identified in Table 11 and Figure 46 above. The site is 9.58 acres and contains two houses.

The Town met with the property owner in August 2022 and January 2023 who expressed interest in redeveloping the site with housing if the Town would allow residential use on the site at a sufficient density. The site will be rezoned to allow multifamily residential use with a minimum density up to 10 du.ac pursuant to Program H-mm.

The property owner interest and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 10 du/ac, the site is projected to yield a minimum of 93 above moderate income units after deducting the existing two houses.

Comment #7

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the Town must submit an electronic sites inventory with its adopted housing element. The Town must utilize standards, forms, and definitions adopted by HCD.

Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The Town can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Response #7

The Town is aware of the requirement and will submit an electronic version of the sites inventory with its adopted housing element.

Comment #8

Suitability of Nonvacant Sites: The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. For example, the element includes sites with grocery stores, post office, an existing bank, and other businesses, but does not demonstrate whether these existing uses would impede development of these sites within the planning period or are likely to be discontinued. For example, while the element states that the grocery store will be retained on Site 5, it could provide additional information on how the site could be redeveloped with the existing grocery space. In addition, while some analysis was provided for Sites 1-9, no analysis was provided for Sites A-G. The element should also include current market demand for the existing uses, provide analysis of existing contracts that would perpetuate the existing use or prevent additional residential development and include current information on market conditions in the Town and relate those trends to the sites identified. For Site 8, the element should describe the timing for the facilities plan, if the site will be surpluses by the school district, and any conversations with the school district to provide housing. The element must demonstrate the site will be available early enough in the planning period for development to occur.

Response #8

The following changes were made to the discussion of Site 5 on pages 80-81:

> Site 5 is located at 1550 Tiburon Boulevard and is identified in Table 11 and Figure 46. The site is 2.21 acres. The site contains a 47,418 square foot shopping center built in 1955 that is currently occupied with a grocery store, bank, retail stores, and offices. The Town met with the property owner in April 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use at a sufficient density. The property owner also attended a Town Council meeting in April 2022 and requested a density of 40-45 du/ac in order to make it financially feasible to redevelop the site with housing. The Town ~~subsequently rezoned~~ will rezone the site to allow mixed use with a residential density of 30-35 du/ac pursuant to Program H-jj. ~~Similar to Site 5, the Town requires commercial use at the corner of the site.~~ The property owner has expressed their desire to retain the existing grocery store as well as some other commercial uses and recognizes that the development will have to occur in phases to accommodate existing uses. There are no known existing leases or other contracts that would prevent redevelopment. The property owner will work with staff to develop a plan where the grocery store is maintained. The developer and the Town will work on a development scenario which may include phasing of the development to retain the grocery store and other tenants and then relocate once a new building is developed.
>
> Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. Similarly, demand for retail space and bricks-and-mortar banks has declined due to online shopping and banking. These trends are expected to continue, reducing the demand for the existing uses. Nonetheless, unit capacities for the site have been determined while taking into account retention of the existing grocery store as well as account additional ground-floor commercial space if the property owner determines there is sufficient demand for it.

The following underlined text was added to the discussion of Site 6 on page 81-82:

> Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. Similarly, demand for retail space has declined due to online shopping. These trends are expected to continue, reducing the demand for the existing uses. Nonetheless, unit capacities for the site have been determined while taking into account potential ground-floor commercial space, which could be included in the project if the property owner determines there is sufficient market demand.

The following underlined text was added to the discussion of Site 8 on page 83:

> If the School District chooses not to move forward with housing development on the site, or if the School District takes no action to develop housing on the site by January 31, 2025, the Town will identify and rezone another site or sites to make up for any shortfall in the remaining RHNA for each income category at that time pursuant to Program H-ll.

The following underlined text was added to the discussion of Site 9 on page 84:

> Site 9 is located at 1100, 1110 and 1120 Mar West Drive and is identified in Table 11 and Figure 46 above. The site is made up of three contiguous parcels under the same ownership and combined are 1.36 acres. Each parcel contains a 5,880 square foot office building constructed in 1982. In May 2022, the property owner contacted the Town and requested that the Town consider rezoning the parcels to allow multifamily housing, stating that the office space has been difficult to lease. Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The site ~~was subsequently rezoned to~~ is currently zoned Office but will be rezoned to a new Mixed Use district that will allow residential use with a density of 30-35 du/ac pursuant to Program H-jj. Commercial use is optional on Site 9.

See Response #6 for information added to the housing element to address Sites A-G.

Comment #9

In addition, the element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Response #9

A discussion of nonvacant sites appears on page 87-88. The following underlined text was

added to the last paragraph:

> Nonvacant sites are expected to accommodate more than 50% of the Town's lower income housing need. Therefore, the Town will include findings, based on substantial evidence, in the resolution adopting the housing element. These findings will be based on the site characteristics described above for Sites 1 through 7 and 9.

Comment #10

Sites Identified in the Prior Inventory: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The element should clarify if sites, including Site 8, were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period.

Response #10

Sites identified in the prior inventory are discussed in Section 3.2 "Sites Inventory" on page 68. The following revisions will be made to the fourth paragraph:

> "Two of the sites projected to accommodate lower-income housing were identified in the previous Housing Element planning period (Sites 3 and 4), although these sites ~~were recently~~ will be rezoned pursuant to program H-jj to ~~increasing~~ increase the maximum residential density from 20.7 units per acre to 35 units per acre (with a minimum required density of 30 units per acre), thereby greatly enhancing the financial feasibility and marketability of the parcels."

Although Site 8 was listed in "Summary of Site Inventory and Relationship to the Town's RHNA" in the Town's 5th cycle housing element (page 67), no development was projected on the site in the table and there is no discussion of potential development of the site in the housing element. Therefore, Site 8 was not part of the Town's 5th cycle housing element site inventory.

Comment #11

Use of SB 9 Senate Bill 9 (Statutes of 2021) Projections: The element is projecting development of four single-family homes on each qualifying vacant single-family lot in Appendix C for a total of 174 units based on the passage of SB 9 (Statutes of 2021) to accommodate a portion of its above moderate income RHNA. To utilize projections based on SB 9 legislation, the element must support this analysis with local information such as local developer or owner interest to utilize zoning and incentives established through SB 9 and include programs and policies that establish zoning and development standards early in the planning period and implement incentives to encourage and facilitate development at the anticipated development levels.

Response #11

The text on pages 90-91 was revised as follows:

Senate Bill (SB) 9 was signed by Governor Newsom on September 16, 2021, and became effective on January 1, 2022. The legislation allows single family lots greater than 2,400 square feet to be split under certain conditions and allows both vacant and developed single family lots to be developed with two single family homes. In January 2023, the Town sent letters to all owner of record of vacant single family lots (29) and received six notices of property owner interest to utilize zoning and incentives established through SB 9 to develop their lot with four housing units. Based on this property owner interest and the outreach and incentives identified below, the Town is projecting one-third of the remaining qualified vacant single family lots, or nine lots, will be developed utilizing SB 9 by the end of 2030. As shown in Table 11 and detailed in Appendix C, the Town is projecting development of four single family homes as allowed under SB 9 on ~~each~~ nine qualifying vacant single-family lots for a total of 36 market-rate units affordable to above moderate income households.

The Town's SB 9 development standards currently limit unit size to 800 square feet. In order to facilitate and encourage development, the Town will increase the maximum unit size to 1,000 square feet pursuant to Program H-pp. The Town will also conduct outreach and promote SB 9 development through the following actions:

1. Provide an SB 9 application checklist on the Town's website.
2. Develop a handout on SB 9 standards and the application process and distribute at Town Hall.
3. Promote SB 9 potential in the Town's newsletter and SB 9 handout, on social media, and on the Town's website.
4. Establish an SB 9 specialist in the Community Development Department.

Program H-pp was added to the Housing Element on pages 142-143 as follows:

H-pp Facilitate and Promote SB 9 Development. Encourage and facilitate SB 9 development on qualifying single family lots to provide additional housing opportunities. Take the following actions:

1. Provide information on Tiburon's SB 9 standards.
2. Provide SB 9 application checklists on the Town's website.
3. Develop a handout on SB 9 standards and the application process and distribute at Town Hall.
4. Promote SB 9 potential in the Town's newsletter and SB 9 handout, on social media, and on the Town's website.
5. Establish an SB 9 specialist in the Community Development Department.
6. Adopt an ordinance by July 1, 2023, to increase the maximum unit size from 800 square feet to 1,000 square feet.

Responsibility: Community Development Department
Financing: General Fund
Objectives: 36 market rate units developed through SB 9 by the end of 2030.
Timeframe: Develop new materials, update the Town's website, and provide counter handouts by the end of 2023. Update and publicize annually thereafter. Adopt ordinance by July 1, 2023.

Comment #12

Environmental Constraints: While the element includes a column of environmental constraints on its sites inventory and generally describes the Flood Hazard Area, it must describe how conditions relate to identified sites including how environmental conditions could impact housing development in the planning period. (Gov. Code, § 65583.2, subd. (b).) The Town should also provide analysis on how local policies to mitigate environmental hazards may impact housing development.

Response #12

In addition to the column of constraints shown in Table 11, the element contains a description of environmental constraints on page 69. The following underlined text was added to the analysis on age 69:

> Sites 1-7, 9, and A-H are located in, or partially in, a Special Flood Hazard Area with a 1 percent or greater chance of flooding within any given year. The Town requires all new buildings in Special Flood Hazard Areas to be built with finished floors at least two feet above base flood elevations established by FEMA. This requirement has been taken into account when modeling potential building forms and evaluating unit capacities on each site. Due to the presence of a high water table, no underground parking was assumed in the modeling, which greatly reduces development costs and increases feasibility of the project. Furthermore, new development standards created for the purpose of implementing the new Mixed Use and Main Street zoning districts ensure the unit capacities identified in Table 10 can be achieved on each parcel. New buildings are required to comply with the Town's ordinances that address flood damage prevention, which are contained in Chapter 13D of the Municipal Code. While they add to the cost of development, they are considered necessary for the safety and welfare of residents, and they have not deterred other redevelopment projects in the Downtown. As a result, the presence of the floodplain and the potential for flooding is not a constraint on development.
>
> All housing opportunity sites are located in the Wildland-Urban Interface (WUI), as are virtually all parcels in Tiburon. The California Building Code addresses the wildland fire threat to structures by requiring that structures located in state or locally designated WUI areas be built of fire-resistant materials. Both the Tiburon Fire Protection District and the Southern Marin Fire District, which serve Tiburon, have adopted more stringent building standards for new construction and require a vegetation management plan to create and maintain defensible space. While these requirements may add to the cost of development, they are considered necessary for the safety and welfare of the residents, and they are not expected to constrain new housing development in the planning period.

Comment #13

Sites with Zoning for a Variety of Housing Types:

Emergency Shelters: While housing element law does allow a jurisdiction to limit the number of beds or persons permitted to be served nightly by a facility, standards must be

designed to encourage and facilitate the development of, or conversion to, an emergency shelter. The element must analyze the 10-bed limit as a potential constraint for the development of emergency shelters. In addition, the element should describe how emergency shelter parking requirements meet AB139/Government Code section 65583, subdivision (a)(4)(A) requirements or include a program.

Response #13

The following underlined text was added to the discussion of Homeless Shelters on page 93:

> The Town analyzed the 10-limit bed requirement as a potential constraint to development. The Town contacted Homeward Bound of Marin, the largest provider of emergency shelters in Marin County. According to Homeward Bound, there is no ideal size for an emergency shelter, as each shelter has different funding sources and operating revenue streams. For example, Homeward Bound has a 6-bed medical respite shelter in Novato and a 10-bed mental health shelter in San Rafael. They also have a 25-bed family shelter in San Rafael, a 38-bed adult shelter in San Rafael, and an 80-bed adult shelter in Novato. As a result, the Town concludes that the 10-bed limit is not a constraint on development.
>
> Government Code 65583(a)(4)(A)(ii) sates that the local jurisdiction may apply written, objective standards to provide "[s]ufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone." Tiburon Municipal Code (TMC) Section 18.16.320 Emergency Shelters does not specify parking requirements. Division 16-32 Parking and Loading Standards lists standards for residential and commercial uses but does not specifically address emergency shelters. Program H-oo has been added to the housing element to establish parking requirements for emergency shelters in compliance with the state code.

The following program was added to page 142:

> **H-oo Parking for Emergency Shelters.** Revise the Zoning Code to specify parking requirements for emergency shelters that comply with Government Code section 65583, subdivision (a)(4)(A).
>
> *Responsibility:* Community Development Department, Planning Commission, Town Council
> *Financing:* Staff time
> *Objectives:* Ensure the Town's Tiburon Code complies with state law.
> *Timeframe:* By January 31, 2024.

Comment #14

Supportive Housing: Permanent Supportive Housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate.

Response #14

The following changes were made to the discussion of Transitional Housing and Supportive Housing on page 92:

> The Tiburon Zoning Ordinance treats transitional and supportive housing in the same manner as other residential uses. Transitional and supportive housing are permitted uses in all residential zones and are conditionally permitted uses in the ~~MUL, MH,~~ NC and VC zoning districts. State law requires supportive housing to be a use by-right in commercial zones where multifamily and mixed use are permitted, subject to the requirements of Government Code 65651. The Zoning Code will be amended to comply with state law pursuant to Program H-nn.

The following program was added to page 142:

> **H-nn Supportive Housing.** Revise the Zoning Code to make supportive housing a permitted use in all commercial zones that allow multifamily and mixed use housing, including the Mixed Use, Neighborhood Commercial, Main Street, and Village Commercial districts, pursuant to Government Code 65651.
>
> *Responsibility:* Community Development Department, Planning Commission, Town Council
> *Financing:* Staff time
> *Objectives:* Ensure the Town's Tiburon Code complies with state law.
> *Timeframe:* By January 31, 2024.

Comment #15

An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)

Affordable Housing Overlay Zone: The element includes description of an Affordable Housing Overlay. While some information was provided on how the overlay allows residential the element should clarify where it applies and whether it will apply over any of the sites identified in the inventory.

Response #15

The following underlined text was added to the discussion of the Affordable Housing Overlay on Page 102:

> As discussed above, the Town will adopt new Mixed Use, Main Street, and R-4 zoning districts with the adoption of the Housing Element. These new zoning districts allow a greater housing density than currently permitted under the AHO and will supersede the former designations. The only remaining area covered under the AHO will be a 1.1-acre

portion of the Cove Shopping Center site, which is unlikely to be developed during the current housing element period and was not included in the Sites Inventory (Table 11).

Comment #16

Processing and Permit Procedures: While the element includes information about processing times, it should also describe the procedures by type of housing, zone, permit type, and approval body. In particular, the element should describe how projects in the MU zone will be processed and objective design standards and findings used to determine approval by the Design Review Board. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing and approval certainty and add or modify programs as appropriate.

Response #16

The following underlined text was added to Section 4.4 on page 110-11 to describe how projects in the MU and MS zones be processed:

> In Tiburon's Mixed Use and Main Street zones, qualified residential projects that are consistent with Senate Bill 35 will be processed through a ministerial and streamlined approval process. As described above, for projects that qualify under State Law (i.e., Senate Bill 330), a "preliminary application" is allowed for a development project that includes residential units; a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or transitional or supportive housing. Upon submittal of an application and a payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. After submitting the preliminary application to the Town, an applicant has 180 days to submit a full application, or the preliminary application will expire. Public hearing for applicable housing development projects that are consistent with SB 330 in the MU and MS are limited to five hearings, including Planning Commission, Town Council, and appeal hearings. Eligible projects consistent with SB 35 and SB 330 are required to comply with objective zoning standards and General Plan requirements. For projects subject to CEQA. CEQA hearings or hearings related to zoning variances or code exemptions are not including in the public hearing limit. All other development projects in the MU and MS zones will follow the current zoning requirement, which requires two discretionary permits for residential development. The Planning Commission must approve a Conditional Use Permit for the residential use and the Design Review Board must approve a Design Review permit. Each process is separate, and processing is sequential. This means that a very similar task/timeline to that shown above is first performed by the Planning Commission and then by the Design Review Board, with only the environmental review portion not being repeated by the Design Review Board.

Comment #17

Fees: The element must describe all required fees for single-family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on

housing supply and affordability. The element should provide analysis for disproportionately high fees that may post constraints that may hinder the locality from meeting its regional housing need including but not limited to the business licensing fee and street impact fee for residential development. The element should include an evaluation of these fees and add programs to address the constraint as appropriate. Specifically, the element should describe the business licensing fee for residential development and the street improvement fee.

Response #17

Similar to other local governments in California, Tiburon charges business license fees to all businesses located in Tiburon or conducting business within Tiburon, including general contractors and subcontractors. Business license fees are charged at the time a building permit is issued to contractors who do not already have a business license in Tiburon. As this is not a direct development fee and is typically not included in the fee analysis, it has been removed from Table 20 on page 107. Fee totals were updated and errors corrected. The following changes were made to the discussion of fees on page 107:

> As shown in Table 20, total fees and exactions for a single family house represent about 2.8% to 4.1% of the total development cost, while fees and exactions represent approximately 2.2% of the multifamily development cost. Planning and building fees charged by the Town represent 1.8%-1.9% of the single family house development cost and 1.7% of the multifamily development cost. The Town does not have the authority to waive or reduce fees collected on behalf of special districts.

The following underlined text was added to the discussion of the street impact fee in the Impact Fees section on page 105:

> The Town charges a Street Impact Fee equal to 1% of the project valuation. The street impact fee nexus study was originally completed in April 1999 and updated in October 2004. The purpose of the fee is to maintain the Town's public street system by partially offsetting the cost of road maintenance and repair cause by construction activity. Street Impact Fees are based on the valuation of the construction projects that generates construction traffic that will damage and degrade the public street network. The nexus study determined that there was a reasonable relationship between the fee and the purpose for which it is charged. Overlay, repair, and reconstruction of the Town's public street network is an ongoing process which requires an ongoing funding source. The Town combines Street Impact Fee revenues with state gas tax monies, general fund revenues, and other sources in an effort to maintain the Town's public street network.

The following changes were made to the discussion of fees on page 108:

> ~~While these~~ These costs are typical for the market area and do not pose a constraint on the development of market rate housing in Tiburon. However, development fees and exactions can pose a constraint to the development of affordable housing. In an effort to remove this constraint, the Town waives and/or reduces fees, including the Street Impact Fee, for affordable housing developments and inclusionary units. Program H-cc directs the Town to continue to waive or reduce fees for affordable housing developments and inclusionary units.

Comment #18

Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the Town's website and add a program to address these requirements, if necessary.

Response #18

The following underlined text was added to Section 4.3 Fees and Exactions on page 104:

> Pursuant to Government Code 65940.1(a)(1), the Town posts all development fees, zoning ordinances, and development standards on its website.

Comment #19

Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. While the element describes the framework of inclusionary requirements and available alternatives, it must also analyze their impact as potential constraints on the development of housing for all income levels, specifically housing supply and affordability. Specifically, the element should evaluate the impacts of requirements for "comparable amenity level".

Response #19

The following underlined text was added to the discussion of the Inclusionary Housing Ordinance on page 103:

> Inclusionary units must be comparable in ~~size~~ square footage and interior amenity level and ~~exterior design~~ must be indistinguishable in appearance to market rate units. This can add to the cost of affordable units. However, the Town may provide an exception to this requirement as an incentive or concession under density bonus law. In order to improve the feasibility of affordable units and provide objective standards, Program H-ee directs the Town to define the interior amenities subject to the ordinance and to allow lower cost substitutions that do not compromise performance or functionality.

The following changes were made to program H-ee on page 139:

> **H-ee Implement "Affordable Housing Overlay Zone" and Inclusionary Housing Ordinance.** Annually monitor and evaluate the effectiveness of the Affordable Housing Overlay Zone and Inclusionary Housing Ordinance as part of the annual Housing Element review (see Program H-i). As part of the annual review The Town will determine if the number and/or percentage of affordable units required by income category need to be adjusted in order to achieve the Town's affordable housing goals without unduly impacting overall housing production and supply. The Town will amend the zoning ordinance as necessary.

1. Amend the Inclusionary Housing Ordinance to identify the interior amenities subject to the ordinance and provide objective standards that allow lower-cost substitutions that do not compromise performance or functionality.

Responsibility: Community Development Department, Town Manager, Planning Commission, Town Council
Financing: General Fund, Redevelopment Set-Aside, Housing Fund, other funding.
Objectives: Development of housing sites A-G by 2030
Timeframe: ~~Ongoing.~~ Amend the Inclusionary Housing Ordinance within one year of Housing Element adoption.

Comment #20

Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures. However, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities. In addition, the element must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.

Response #20
The following underlined text was added to the section Procedures for Ensuring Reasonable Accommodation on page 114-115:

The reviewing authority issues a written determination within 45 days to grant, grant with modifications, or deny a request for reasonable accommodation that is consistent with fair housing laws based on the following factors:

1. Whether the housing which is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a town program or law, including but not limited to land use or zoning.
5. Potential impact on surrounding uses.
6. Physical attributes of the property and structures.
7. Alternative reasonable accommodations that may provide an equivalent level of benefit.

A determination by the review authority to grant or deny a request for reasonable accommodation may be appealed within ten days of the decision to the Town Council.

Intermediate or community care facilities as defined by state law, or any other residential care facility for the handicapped (as defined by the Fair Housing Act), located in a single-family dwelling are permitted in all residential zones by right. The zoning code defines "intermediate care facility" and "community care facility" as "any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care facilities (Health and Safety Code Sections 1500 et seq.)." The Town does not require a minimum distance between these facilities.

The zoning code defines the term "family" as "one or more persons occupying a dwelling and living as a single, domestic housekeeping unit, as distinguished from a group occupying a hotel or motel, club, fraternity or sorority house."

The analysis does not identify any potential constraints on housing for persons with disabilities.

Comment #21

Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)

While the element quantifies most of the Town's special needs populations, the element must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability senior housing units, number of large units, number of deed restricted units, etc.,), and an assessment of any gaps in resources.

Response #21

The following underlined text was added to the section on Large Households on page 49:

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 2,555 units in Tiburon. Among these large units with 3 or more bedrooms, 18.2% are renter-occupied and 81.8% are owner-occupied (see Figure 35). The supply of large housing units with 3 or more bedrooms far exceeds the number of households with 5 or more persons (2,555 units vs. 326 large households), indicating that many households are over-housed. Increasing the supply of smaller units would assist smaller households, including senior households, to downsize, thereby rebalancing the housing stock. Considering that 23.5% of large households are paying more than 30% of their income on housing costs (approximately 77 large households), there is also a need for affordable large units.

The following underlined text was added to the section on Female-Headed Households on page 51:

> In Tiburon, 15.7% of female-headed households with children fall below the Federal Poverty Line (20 households), while 0% of female-headed households *without* children live in poverty (see Figure 37). There is a limited supply of deed-restricted, affordable housing for female-headed households in Tiburon. Developments include the Hilarita Apartments (91 units), the Tiburon Hill Estates (16 units), and Point Tiburon Marsh (20 units). There is a need for affordable housing for female-headed households in Tiburon.

The following underlined text was added to the section on Seniors on page 53:

> There are limited options for seniors seeking deed-restricted, affordable housing. There are only two affordable housing developments dedicated to seniors: Cecilia Place with 16 studios for low-income seniors, and Bradley House with 15 units for low-income elderly/disabled individuals. Both have waiting lists. As discussed previously, the majority of low-income senior residents are cost-burdened. There is a need for affordable senior housing, as well as strategies to help seniors to generate income through ADUs, JADUs, and homesharing so they may age in place.
>
> There are no senior independent living, assisted living, residential care, or skilled nursing care facilities in Tiburon. With nearly 12% of the Tiburon population is age 75 or older, there is a critical need for these types of facilities.

Comment #22

Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).).

The element states the Town has a portfolio of 104 units of affordable housing units that are at low risk of conversion to market rate (pg. 35). However, it appears as if this listing of projects may not accurately reflect the possibility for conversion to market rate. Pursuant to information provided to HCD from the California Housing Partnership, the Bradley House (15-units located on 101 Esperanza) may also be at risk of conversion during the next ten years. Additionally, the element states that Point Tiburon Marsh (20-units of located on 22 Marsh Road) is at low-risk despite having 30- year affordability terms first established in 1987. If these projects are at risk of conversion to market rate within the ten-year period, a full analysis must include and estimated total cost for producing, replacing and preserving the units at-risk, and identification of public and private nonprofit corporations known to the Town to have the legal and managerial capacity to acquire and manage at-risk units, and an identification and consideration of use of federal, state and local financing and subsidy programs. Depending upon the results of that analysis, the Town may need to revise or add programs.

Response #22

The following underlined text was added to the section on Assisted Housing Developments At-

Risk of Conversion on page 35-36:

> Bradley House is a 15-unit housing development that provides a mix of studio and one-bedroom apartments for low-income seniors and the disabled. According to the California Housing Partnership (CHP), 12 of the 15 units at Bradley House are identified as being funded through a HUD program with an estimated affordability end date of 12/31/30. CHP considers these to be at low risk of being converted to market rate because they are owned by a large and stable non-profit, mission driven developer. The property is owned by the Marin Housing Authority through its nonprofit housing corporation, Marin County Housing Development Financing Corporation, It is managed by EAH Housing, one of the largest affordable housing developers in Marin County. In the unlikely event that the Marin Housing Authority wished to sell the property, EAH indicated they would be interested in purchasing the property and maintaining the current affordability levels. Other nonprofit affordable housing providers that operate in Marin County include Bridge Housing, Mercy Housing, and Eden Housing. EAH said they would pursue the typical funding programs to purchase the development, including tax credits and federal, state, county, and local funding sources. A one-bedroom 672 square foot condo sold in October 2022 for $665,000, indicating that 12 similar-sized units would sell for approximately $7,980,000. Program H-n directs the Town to monitor the potential expiration of funding and to assist in maintaining the affordability of the development.
>
> The 20 affordable moderate-income units at Point Tiburon Marsh were developed in 1987 with 30-year affordability requirements. Each owner is locked into a 30-year affordability period, and the 30-year period starts over with each new owner. Unless a unit is held by the same owner for 30 years or more, the affordability will be in perpetuity. The Town has a first right of refusal to purchase the affordable units as they come up for resale. Currently, the Town owns eight of the units. The Town in turn rents these units to Town employees, or Tiburon Peninsula public agencies, in accordance with the Town's adopted policy to rent to moderate-income households. Most recently, the Town purchased a unit in 2019 for $228,243. In addition to the purchase price the Town paid for closing costs and completed minor repair before placing the unit into service. The total cost to acquire and prepare the unit for use was approximately $245,000.
>
> There are two affordable units at Point Tiburon Marsh with thirty year-affordability terms that are set within the next ten years: 16 Marsh Road expires on 6/30/28 and 28 Marsh Road expires on 8/4/28. It is the Town's desire to purchase the Point Tiburon Marsh units when they become available. The Town's Low-Moderate Income Housing Fund and Town-Owned Housing Units Fund are used to purchase and maintain below-market-rate units. The resources currently available in the fund total approximately $1.53 million. If the Town does not purchase the unit, Marin Housing Authority will resell the unit to another low or moderate income buyer. If the current owner of 16 Marsh Road or 28 Marsh Road still owns the unit when the affordability term expires in 2028, the unit will no longer be subject to an affordability requirement. Program H-u "Provide Public Employee Housing Assistance" directs the Town to utilize the Town's Low-Moderate Income Housing Fund and Town Owned Housing Units Fund to purchase below market rate units as they become available and to maintain the Town's portfolio of Town-owned affordable housing.

The following action was added to program H-n Work with Non-Profits on Housing on page 128:

7. Monitor the potential expiration of HUD-subsidized funding of Bradley House at the end of 2030 and assist in maintaining the affordability of the development by contacting affordable housing developers and assisting in identifying and applying for federal, state, and local financing and subsidy programs.

The following changes were made to Program H-u on page 131:

H-u **Provide ~~Town~~ Public Employee Housing Assistance.** Identify opportunities for local government and public agency employees (especially public safety personnel) to find housing locally through such efforts as acquisition of affordable units, construction of workforce housing at public facilities or parking lots, or subsidizing mortgages or rents. Utilize the Town's Low-Moderate Income Housing Fund and Town Owned Housing Units Fund to purchase below market rate units as they become available and to maintain the Town's portfolio of Town-owned affordable housing.

Comment #23

Housing Programs

Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To address the program requirements of Government Code section 65583, subd. (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the Town's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials.

Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. All programs should be evaluated to ensure meaningful and specific actions and objectives. Programs containing unclear language (e.g., "Evaluate"; "Consider"; "Encourage"; etc.) should be amended to include more specific and measurable actions. Programs to be revised include, but are not limited to, the following:

Program H-a (Focus Town Resources on Housing Opportunity Sites): As demonstrated in the review of previous housing element programs, this program was not successful. The element should modify this program to increase success based on past outcomes including describing what specific actions will be taken to implement the program.

Program H-b (Improve Community Awareness of Housing Needs, Issues, and Programs): Provide expected timeframes for completion of for all actions. Also, the program should be expanded to promote programs beyond fair housing to align with program description.

Goal H-c (Community Outreach when Implementing Housing Element Programs): Provide specific actions for implementation and coordination.

Program H-d (Foster Meaningful Assistance from Other Agencies): Describe metrics or objectives of this program to measure success. The Town could consider expanding the program beyond housing related programs to include other community development efforts.

Program H-f (Conduct Outreach for Developmentally Disabled Housing and Services): Provide specific actions for implementation.

Program H-G (Foster Meaningful Assistance from Other Agencies): Provide specific timeframes for implementation.

Program H-n (Work with Non-Profits on Housing): Describe how the town will work with non-profits in relationship to housing sites and facilitate development.

Program H-z (Coordination with Affordable Housing Providers): What is the timeframe for implementation.

Program H-aa (Tenant Protection Strategies): Need firmer commitment beyond "explore".

Response #23

Program H-a is duplicative of other programs in the Housing Element. Town resources include funding and staff and public officials' time. The expenditure of Town funding is covered under Program H-u Provide Public Employee Housing Assistance, which has been revised to specifically identify the Town's Town Owned Housing Fund as a source of funding, H-m Redevelopment Funding, and H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites, which has been revised to specifically identify the Town's Low and Moderate Income Housing fund as a source of funding for affordable projects. Staff and public official resources in the service of affordable housing development are covered under many other programs, including H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites and H-n Work with Non-Profits on Housing. Program H-a has been deleted.

Program H-b has been revised as follows on page 123-124:

> **H-b Improve Community Awareness of Housing Needs, Issues, and Programs.** The Town will provide information and promote programs and resources for affordable housing, homebuyer assistance, rental assistance, housing rehabilitation, energy efficiency and decarbonization of homes, fair housing, reasonable accommodation requests, and sources of income laws through the following means:

1. Maintain a page on the Town's website that describes housing programs (such as Residential Rehabilitation Loans, Housing Choice Vouchers, Home Match, and the Affordable Housing and Home Buyer Readiness Program), affordable housing sources (such as the Below Market Rate Home Ownership Program), senior and disabled housing sources and services, fair housing laws, and landlord and tenant resources and provide direct links to County agencies and other resources that administer programs and/or provide more detailed information.
2. Include information on housing programs, affordable housing sources, senior and disabled housing sources and services, fair housing laws, and landlord and tenant resources in Town newsletters and other general communications that are sent to residents.
3. Maintain information and handouts at the Town's public counter, including brochures published by Fair Housing Advocates of Northern California.
4. Train selected Town staff to provide referrals.
5. Distribute information on programs at public locations (library, schools).
6. Collaborate with other agencies and local jurisdictions (County of Marin, Marin Housing Authority, Chamber of Commerce, EAH) to prepare presentations and distribute informational materials to improve awareness of housing needs, issues, fair housing, and available housing programs.
7. Distribute materials and brochures to neighborhood groups, homeowner associations, property owners and managers, real estate agents, ADU owners, religious institutions, businesses, and other interested groups (Rotary, Chamber of Commerce, etc.).
8. Adopt a Fair Housing Month proclamation each year.

Responsibility: Administration, Community Development Department
Financing: General Fund
Objectives: Obtain and distribute materials; coordinate with other organizations.
Timeframe: Update website and distribute handouts and brochures, and complete actions 1-8 by 2024. Dedicate one Town newsletter each year to promote housing programs and resources and educate community members on fair housing laws.

Program H-c (Community Outreach When Implementing Housing Programs) on page 124 was revised to include the following underlined text:

H-c Community Outreach when Implementing Housing Element Programs.

Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce in building public understanding and support for workforce and special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use, and pedestrian-oriented development. The Town will notify a broad representation of the community when housing programs are discussed by the Planning Commission or Town Council. Specific outreach activities include:

1. Maintain the Housing Element mailing list and send public hearing notices to all interested community members, non-profit agencies, and affected property owners.
2. Post notices at Town Hall, the library, and the post office.
3. Publish notices in the local newspaper.

4. Post information on the Town's website.
5. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. Invite local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to make presentations and participate in workshops and neighborhood meetings.
6. Utilize local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce when conducting focus groups, surveys, and distributing information to their clients and members.

Program H-d (Inclusive Outreach) was revised to include the following underlined text on page 125:

H-d **Inclusive Outreach.** Conduct targeted outreach to underrepresented community members, including the disabled, seniors, low-income households, people of color, and people who do not speak English as a first language. Provide housing-related materials in Spanish and provide language translation on the Town's website. Provide surveys in Spanish and Spanish translation for workshops, and conduct focus groups with underrepresented community members. Utilize the Town's affordable housing providers, Chamber of Commerce, and community groups representing protected class members to assist in outreach efforts.

Responsibility: Community Development Department
Financing: Staff time, General Fund
Objectives: Outreach to underrepresented communities, resulting in participation that reflects the make-up of the community, measured by recording demographic information (race, ethnicity, primary language, age, household income, etc.) of survey, focus group, and workshop participants.
Timeframe: Targeted outreach to occur in conjunction with the housing element update cycle and annually with a campaign to publicize affordable housing resources

Regarding HCD's suggestion that the Town could consider expanding Program h-d beyond housing related programs to include other community development efforts, the Town is preparing a General Plan Update which includes a new element on Diversity, Equity and Inclusion. Inclusive outreach is comprehensively covered in this new element. The draft chapter is available here: https://createtiburon2040.org/wp-content/uploads/2022/12/Draft-General-Plan-Equity-Diversity-and-Inclusion-Chapter.pdf

Program H-G (Foster Meaningful Assistance from Other Agencies) was revised as follows on page 125:

H-g **Foster Meaningful Assistance from Other Agencies.** Town staff will meet and work with other public agencies and special districts (water, fire, schools, sanitary districts, etc.) to promote affordable housing through the provision of fee waivers, fee reductions, development of property, or other assistance for affordable housing projects.

Responsibility: Town Manager, Community Development Department
Financing: General Fund, Redevelopment Funds, other funding (see funding

programs)
Objectives: Assistance and incentives for affordable housing
Timeframe: ~~Ongoing.~~ Annual outreach to public agencies and special districts to identify affordable housing initiatives with monthly meetings to develop and implement initiatives until projects are complete.

Program H-h (Conduct Outreach for Developmentally Disabled Housing and Services) was revised on page 126 to provide specific actions for implementation as follows:

H-h Conduct Outreach for Developmentally Disabled Housing and Services. Work with the Golden Gate Regional Center to implement an outreach program that informs families within Tiburon on housing and services available for persons with developmental disabilities. Provide information on services on the Town's website and distribute brochures supplied by the service providers. The Town will take the following specific actions in 2023:

1. Contact the Golden Gate Regional Center (GGRC) and establish a working relationship with a specific contact person. Enquire about other service providers that should be included in the Town's outreach.
2. Request written information from the GGRC and other service providers on housing and services available for persons with developmental disabilities for posting on the Town's website and inclusion in the Town's newsletter.
3. Request brochures from the GGRC and other service providers on housing and services at Town Hall.
4. Discuss other actions with the GGRC the Town could take to promote housing and services available for the developmentally disabled and create an outreach program with specific steps for implementation.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Support programs to address needs of the developmentally disabled
Timeframe: Initiate a cooperative outreach program with the Golden Gate Regional Center in 2023

Program H-n (Work with Non-Profits on Housing) was revised on page 127-128 as follows:

H-n Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise related to specific housing sites and as the Housing Element is implemented. The Town will reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The Town will also reach out to developers of affordable housing for extremely-low income households. The Town will take the following specific actions:

1. Develop a list of affordable and supportive housing developers, identify primary contacts, and establish working relationships.

2. Maintain a list of housing opportunity sites and discuss potential housing development on these sites as well as other housing sites and opportunities.
3. Discuss development standards and permit processing procedures relevant to potential housing sites.
4. Discuss incentives the Town can offer, including priority processing, density bonuses and concessions, fee waivers or deferrals, and modification of development standards.
5. Identify available funding sources, including the Town's Low-Moderate Income Housing Fund, as well as other sources the Town could apply for.
6. Discuss potential community outreach activities to gain community acceptance of affordable housing development.
7. Monitor the potential expiration of HUD-subsidized funding of Bradley House at the end of 2030 and assist in maintaining the affordability of the development by contacting affordable housing developers and assisting in identifying and applying for federal, state, and local financing and subsidy programs.

Responsibility: Community Development Department
Financing: Staff time
Objectives: Ongoing working relationship with non-profit housing sponsors
Timeframe: Outreach to non-profits by the end of 2023 and every two years thereafter

Program H-z (Coordination with Affordable Housing Providers) has been revised as follows on page 134:

H-z **Coordination with Affordable Housing Providers**. Work with affordable housing providers and managers to ensure affordable units are well-maintained. Conduct outreach to affordable housing tenants on code enforcement issues and procedures for filing complaints. Facilitate communication between tenants and affordable housing providers and managers and work to resolve issues of concern.
Responsibility: Community Development Department
Financing: General Fund
Objectives: Protection of the Town's affordable housing stock
Timeframe: ~~Ongoing~~ Proactive outreach to affordable housing providers, managers, and tenants in 2024 and biennially thereafter. As concerns arise, participate in meetings at least monthly to resolve issues.

Program H-aa (Tenant Protection Strategies) was revised to include the following underlined text on page 135:

The Town will take the following actions:

1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model

ordinances.

2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions.
3. Prepare ordinances at Town Council direction and bring forward for Planning Commission and Town Council consideration of adoption in 2025.

Comment #24

*Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single- room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B4[1], the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the Town may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

The element indicates that sites identified in the downtown commercial areas will need to be rezoned to a new Mixed-Use (MU) designation to allow for residential uses and the appropriate densities to accommodate the RHNA. However, it is unclear from the sites inventory the timing for when those rezones will occur. In addition, as the element states that the objective standards have not yet been developed for the MU designation, a program should be identified to ensure that development standards facilitate housing development at the maximum allowable density for the MU zone. Please note that if zoning is not in place by the beginning of the planning period (January 31, 2023), for sites that are expected to accommodate the Town's lower-income RHNA, programs must commit to housing element rezone requirements pursuant to Government Code section 65583.2 (h) and (i). Specifically, the program must identify acreage, allowable densities, and anticipated units to be rezoned and must commit to

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to

[1] Finding B4 is identified as Comments #6-14 in this document. See Response #6-14 for the required additional site analysis.

lower-income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
- allow 100 percent residential use, and
- require residential use occupy 50 percent to the total floor area of a mixed-use project.

Program H-dd (Work with Non-Profits and Property Owners on Housing Opportunity Sites): Describe how the Town will facilitate lot consolidation of the sites in the inventory.

Response #24

The following programs were added to the housing element beginning on page 140:

H-jj Rezone Housing Opportunity Sites. Establish new Mixed Use, Main Street, and R-4 zoning districts and objective design and development standards for those districts that facilitate development at the realistic unit capacities and densities established in Table 11 for each site. Rezone Sites 1-7, 9, and A-F to Mixed Use, Site 8 to R-4, and Site G to Main Street. As reflected in Table 11, Sites 1-9 are identified to accommodate a portion of the lower-income RHNA. These will be rezoned to:

4. require the minimum density identified in Table 11;
5. permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households;
6. allow 100 percent residential use; and
7. require residential use occupy at least 50 percent of the total floor area of a mixed use project.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Rezone housing opportunity sites early in the planning period to facilitate housing at all income levels.
Timeframe: Establish new districts and objective design and development standards when the Housing Element and the General Plan 2040 update are adopted. Complete rezonings by January 31, 2024.

H-kk Identify Additional Housing Opportunity Sites. In compliance with the Not Net Loss Law and Government Code 65863, the Town will identify new housing opportunity sites as development occurs in order to ensure the remaining sites are sufficient to accommodate the remaining RHNA at all income

levels. In addition, the Town will consider rezoning other parcels appropriate for lower-income housing, particularly those outside the Downtown area such as the Cove Shopping Center and the Tiburon Baptist Church site, if the property owners indicate interest in redeveloping or adding housing to their sites.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Rezone housing opportunity sites as sites are developed and/or property owner interest is expressed.
Timeframe: Complete rezonings as required by State law or within one year, whichever is applicable.

H-II Reed School Site. The Reed Union School District is currently undergoing a Master Facilities Plan which is considering developing a portion of the Reed School site with housing (site 9 in Table 11). The Town will monitor the progress of the Master Facilities Plan and take the following actions:

1. Meet with school district staff at least quarterly beginning in 2023 to discuss progress of the Facilities Master Plan.
2. Participate in School District community meetings during the Facilities Master Plan process to encourage affordable housing on the site.
3. Facilitate meetings with the School District and affordable housing developers during 2023 and 2024 to explore development concepts and feasibility.
4. If the School District makes a formal determination not to pursue housing on the site, the Town will identify and rezone sites, as necessary, to make up for any shortfall in the remaining RHNA for each income category within one year of the School District's determination, or by May 31, 2026, whichever is later.
5. If the School District does not take any action to develop housing on the site by January 31, 2025, the Town will identify and rezone site(s), as necessary, to make up for any shortfall in the remaining RHNA for each income category by May 31, 2026.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Ensure there are sufficient available sites to accommodate the Town's remaining RHNA.
Timeframe: Take actions and complete rezonings as identified in the program above.

Regarding Program H-dd (Work with Non-Profits and Property Owners on Housing Opportunity Sites), all sites listed in the Sites Inventory (Table 11) that have multiple parcels i.e., sites 6, 7, and 8 are under the same ownership and are functionally consolidated. Lot consolidation is not necessary in order to develop the sites. Program H-dd has been revised as follows on page 138:

5. Facilitate development through regulatory incentives, reducing or waiving

fees, fast track processing, lot consolidation (i.e., assistance with the application and fee reduction or waiver), and assistance in development review.

Comment #25

The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)

The element must include a program(s) with specific actions and timelines to assist in the development of housing special needs populations including ELI households. The element includes Program H-n (Work with Non-Profits on Housing) to outreach to developers of affordable housing for ELI. However, given the Town's lack of development in the past planning period, the element should include stronger program(s) such as commitments to priority processing, granting fee waivers or deferrals, modifying development standards, and granting concessions and incentives for housing developments that include units affordable to ELI households.

Response #25

Program H-n has been strengthened as discussed in Response #23. Program H-dd has been revised to specifically include housing for ELI households on page 138 as follows:

H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites. Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable housing, including housing for extremely low income households:

Comment #26

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding B5[2] the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the Town may need to revise or add programs and address and remove or mitigate any identified constraints.

Response #26

[2] Finding B5 is identified as Comments #15-20. See Responses #15-20 for the required additional analysis of potential governmental constraints.

The following programs were added to page 142:

H-nn Supportive Housing. Revise the Zoning Code to make supportive housing a permitted use in all commercial zones that allow multifamily and mixed use housing, including the Mixed Use, Neighborhood Commercial, Main Street, and Village Commercial districts, pursuant to Government Code 65651.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: Staff time
Objectives: Ensure the Town's Tiburon Code complies with state law.
Timeframe: By January 31, 2024.

H-oo Parking for Emergency Shelters. Revise the Zoning Code to specify parking requirements for emergency shelters that comply with Government Code section 65583, subdivision (a)(4)(A).
Responsibility: Community Development Department, Planning Commission, Town Council
Financing: Staff time
Objectives: Ensure the Town's Tiburon Code complies with state law.
Timeframe: By January 31, 2024.

Comment #27

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B1 the element requires a complete AFFH analysis. Depending upon the results of that analysis, the Town may need to revise or add programs.

Goals, Actions, Metrics, and Milestones: The element must be revised to include goals and actions that specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Given that the Town is considered the highest resource community, the element should focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Programs must include metrics and timelines that target intended outcomes, particularly for those that assist the Town in facilitating fair housing choice and supporting mobility throughout the Town. For your information, metrics (where applicable), should be targeting beneficial impacts for people, households, and neighborhoods (e.g., number of people or households assisted, number of housing units built, number of parks or infrastructure projects completed).

Response #27

As discussed in Response #2, the housing element contains several programs to promote housing mobility and improve new housing opportunities throughout the Town for existing residents and the broader region. These include actions to 1) ensure fair housing opportunities are provided and landlords understand their responsibilities under fair housing laws (Programs H-b, H-q, and H-hh); provide rental assistance to make existing apartments more affordable (Program H-w); and provide home match programs to expand affordable housing opportunities (Program H-f). Table 20 provides detailed information on these programs.

The reasoning behind the selection of sites is discussed in Response #3. The following program was added to page 141 in an effort to identify additional housing opportunity sites outside the Downtown area:

> **H-kk Identify Additional Housing Opportunity Sites.** In compliance with the No Net Loss Law and Government Code 65863, the Town will identify new housing opportunity sites as development occurs in order to ensure the remaining sites are sufficient to accommodate the remaining RHNA at all income levels. In addition, the Town will consider rezoning other parcels appropriate for lower-income housing, particularly those outside the Downtown area such as the Cove Shopping Center and the Tiburon Baptist Church site, if the property owners indicate interest in redeveloping or adding housing to their sites.
>
> *Responsibility:* Community Development Department, Planning Commission, Town Council
> *Financing:* General Fund
> *Objectives:* Rezone housing opportunity sites as sites are developed and/or property owner interest is expressed.
> *Timeframe:* Complete rezonings as required by State law or within one year, whichever is applicable.

Comment #28

Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)

The element included Program H-hh (Outreach and Education for Accessory Dwelling Unit Development) to promote ADU development. However, this program should actively incentivize or promote ADU development for very low-, low-, and moderate- income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

Response #28

As discussed on page 89, the Town collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting ADUs. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws. Program H-hh details how the Town will promote the ADUMarin website.

The text on page 90 was revised as follows:

> To encourage and facilitate ADUs and provide housing opportunities throughout established neighborhoods, Program H-hh *Facilitate and Promote Accessory Dwelling Unit Development* directs the Town to take the following actions:
>
> 1. Provide information on Tiburon's ADU standards for posting on the MarinADU website.
> 2. Provide ADU and JADU application checklists on the Town's website.
> 3. Develop a handout on ADU standards and the application process and distribute at Town Hall.
> 4. Provide links to the California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter.
> 5. Promote the MarinADU website in the Town's newsletter and ADU handout, on social media, and on the Town's website.
> 6. Establish an ADU Specialist in the Community Development Department.
> 7. Reduce the ADU fee.

Program H-hh was revised to provide links to the MarinADU website and added the following underlined text on page 139-140:

> **H-hh Facilitate and Promote Accessory Dwelling Unit Development.** Encourage and facilitate ADU and JADU development to provide additional housing opportunities throughout established neighborhoods. Take the following actions:
>
> 1. Provide information on Tiburon's ADU standards for posting on the ~~MarinADU~~ ADUMarin.
> 2. Provide ADU and JADU application checklists on the Town's website.
> 3. Develop a handout on ADU standards and the application process and distribute at Town Hall.
> 4. Provide links to the California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter. Provide handouts to ADU permit applicants.
> 5. Promote the ADUMarin website in the Town's newsletter and ADU handout, on social media, and on the Town's website.
> 6. Establish an ADU specialist in the Community Development Department.
> 7. Reduce the ADU fee.
>
> *Responsibility:* Community Development Department
> *Financing:* General Fund
> *Objectives:* 72 new ADUs and JADUs by the end of 2030

Timeframe: Develop new materials, update the Town's website, and provide counter handouts by the end of 2023. Update and publicize annually thereafter.

Comment #29

Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element provides a summary of quantified objectives on page 110 for the 6th cycle planning period. However, the element should have quantified objectives for rehabilitation and preservation for lower-income households based on program commitments and a complete analysis of at-risk units.

Response #29

Affordable units at risk of conversion to market rate are discussed in Response #22. Table 22 on page 121 was revised as follows to reflect this additional analysis:

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Units
New construction	97	96	110	93	243	639
Rehabilitation				50	50	100
Conservation/ preservation	0	0	~~0~~ 12	~~15~~ 2	0	~~15~~ 14

Town of Tiburon

2023-2031 Housing Element

Draft

~~September 26, 2022~~

February 8, 2023

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1.0 INTRODUCTION

1.1 OVERVIEW

California's housing and planning laws require every town, city, and county to have a General Plan with at least seven elements, including a Housing Element. The General Plan provides the long-term vision for the community and guides development in Tiburon. The General Plan is a long-range planning document that describes goals, policies, and programs to guide decision-making in land use and other important areas of local government. Unlike the other mandatory General Plan elements, the Housing Element is required to be updated every eight years and is subject to detailed statutory requirements and mandatory review by a State agency — HCD (Department of Housing and Community Development). According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify "adequate sites" that are zoned and available within the 8-year housing cycle to meet the local government's fair share of regional housing needs at all income levels.
- Affirmatively further fair housing.
- Be reviewed by the State Department of Housing and Community Development (HCD) to determine whether or not the element complies with state law.
- Be internally consistent with other parts of the General Plan.

This document is an update of the Town's State-certified Housing Element that was adopted in August 2014 and addresses the 6th cycle Housing Element period of 2023 - 2031.

1.2 HOUSING IN TIBURON

The Town of Tiburon is a community of approximately 9,400 residents and 4,050 housing units located on a relatively narrow four square mile peninsula extending into San Francisco Bay. The peninsula rises quickly from the Bay reaching a central spine known as the Tiburon Ridge. This ridge is prominent from widespread locations in the San Francisco Bay Area. Most of the peninsula is sloping land. Neighborhoods vary in age from the 1890's to the present. Over 95 percent of the Town's land area is comprised of residential neighborhoods, public parks, and secured open space.

Tiburon is a community of neighborhoods covering a wide range of construction dates, housing types, architectural styles, and neighborhood design characteristics. At one end of the range is Old Tiburon, an 1890's-vintage subdivision of small lots on generally steep slopes with a variety of housing types and styles. At the other end of the range are newer multi-million dollar homes located on larger parcels in thoroughly modern estate-style subdivisions that were common in the 1980's and 1990's. In between are numerous subdivisions from the post-war boom of the late 1940's up through the 1950's and 1960's and into the 1970's. Neighborhoods and homes in Tiburon are quite well maintained and are desirable and attractive places to live.

Housing affordability in Marin County and in the Bay Area has become an increasingly important issue. Tiburon's housing conditions are reflective of many area-wide and even nation-wide trends. Over the past several decades, housing costs have skyrocketed out of proportion to many people's ability to pay, with increasing construction and land costs contributing to the rise in housing prices. In the Bay Area, the high demand for housing pushes prices even higher. This mismatch in household incomes and housing costs has several implications: it becomes more difficult for employers to recruit and retain employees; roadways are clogged with workers traveling longer distances; and many young families, longtime residents, their children, and other community members without high incomes relocate because they can no longer afford to live in the community.

Historical lending and zoning practices, including redlining and exclusionary covenants, have resulted in segregated living patterns in Marin and racially disparate housing outcomes. People of color have not benefited from the generational transfer of home equity, as some white people have, and rapidly escalating housing costs in more recent decades have made it extremely difficult for people of color to get a foothold in the housing market. Anti-development sentiment throughout Marin County has restricted new housing development, helping maintain patterns of segregation. As a result, Marin is one of the most segregated counties in the Bay Area, with five of the ten most segregated Census tracts in the region.[1] Providing more housing and a variety of housing types at different affordability levels will help to diversify the Tiburon community and result in more balanced and integrated living patterns throughout the Bay Area. It will also bring fresh perspectives, lived experiences, skills, and expertise to Tiburon, ensuring that the community is well equipped to face future challenges and opportunities.

1.3 THE GENERAL PLAN

State law requires a community's General Plan to be internally consistent. This means that the policies of one element are not legally superior to the policies of another. Every element of the General Plan must be consistent with all other elements. The 2023-2031 Housing Element has been drafted to be consistent with the rest of the General Plan, which is being updated concurrently. When any Element of the General Plan is amended in the future, the Housing Element will be reviewed and amended, as necessary, to ensure consistency.

In 2011, the Governor signed Senate Bill (SB) 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The Town has determined that there are no unincorporated island, fringe, or legacy communities, as defined in the legislation, inside or near its boundaries.

[1] "Racial Segregation in the San Francisco Bay Area, Part 1," Othering & Belonging Institute, University of California, Berkeley, https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1

1.4 HOUSING ELEMENT LAW

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a housing element is described in Government Code §65583.

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date (approximately every 15 to 20 years), State law requires that Housing Elements be reviewed and updated every eight years. The process of updating Housing Elements is to be initiated by the State through the 'regional housing needs' process, described below.

State law is also quite specific in terms of what the Housing Element must contain, including:

a. "An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;"
b. "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;" and,
c. "A program, which sets forth a schedule of actions...to implement the policies and achieve the goals and objectives."

Furthermore, the Housing Element must:

(1) Identify adequate sites with appropriate zoning densities and infrastructure to meet the community's share of housing needs,

(2) Assist in the development of adequate housing to meet housing needs for extremely low, very low, low, and moderate-income households,

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to housing development,

(4) Conserve and improve the condition of the existing affordable housing stock,

(5) Promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act,

(6) Preserve assisted housing developments for lower income households,

(7) Incentivize and promote the creation of accessory dwelling units that can be offered at affordable rent, and

(8) Include a diligent effort by the local government to achieve public participation by all economic segments of the community in the development of the housing element.

State law requires that every updated Housing Element be submitted to the State of California's Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are submitted ~~twice~~ to HCD for review and comment. ~~: once during the development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction.~~ The first review ~~period~~ requires a maximum 90 days and must take place prior to adoption by the Tiburon Town Council. Subsequent reviews may take up to 60 days. During these ~~the first~~ reviews, HCD will provide comments to the Town regarding compliance of the draft Element with State law requirements and HCD guidelines. Modifications to the draft Housing Element in response to these comments may be necessary. The Town Council must consider HCD's comments prior to adoption of the Housing Element as part of the General Plan. After adoption, ~~The second review requires a maximum 60 days and takes place after adoption. It is after the second review~~HCD will provide ~~that~~ written findings regarding compliance ~~are submitted~~ to the local jurisdiction.

REGIONAL HOUSING NEEDS DETERMINATION (RHND)

For the eight-year time frame covered by this Housing Element Update, HCD has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[2] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance to move the regions closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households and seek to bring the region more in line with comparable ones.[3] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

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[2] HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

[3] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation.

In 2020, the Town received a draft Regional Housing Needs Allocation (RHNA) of 639 units, approximately eight time the previous 5th cycle allocation of 78 units. The Town appealed the allocation based on concerns regarding water supply availability, evacuation and emergency vehicle access, traffic impacts, and environmental hazards such as flooding, sea level rise, wildfire, and steep slopes which severely limit the availability of land appropriate for additional housing. Although the appeal was ultimately denied, the Town continues to be concerned about the impact that will result from the addition of 639 new units. The Town has proposed rezoning certain properties to address the RHNA requirement in response to State mandates.

In January 2021, ABAG adopted a Draft RHNA Methodology, and in December 2021, the ABAG Executive Board adopted the Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031. Tiburon's RHNA allocation, broken down by income category, is shown in Table 1. The Town estimates the projected need for units affordable to extremely low income households to be 50% of the very low income need, or 97 units.

Table 1: Regional Housing Needs Allocation, June 30, 2022, to December 31, 2030

Income Category	Tiburon Ur	Marin County Ur	Bay Area Units	Tiburon Percent	Marin County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	193	4,171	114,442	30.2%	29.0%	25.9%
Low Income (50%-80% of AMI)	110	2,400	65,892	17.2%	16.7%	14.9%
Moderate Income (80%-120% of AMI)	93	2,182	72,712	14.6%	15.1%	16.5%
Above Moderate Income (>120% of AMI)	243	5,652	188,130	38.0%	39.2%	42.6%
Total	639	14,405	441,176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments

The Town may receive credit toward the RHNA for new units built, under construction or approved since July 1, 2022.

1.5 SOURCE OF HOUSING DATA

The main sources of data used to prepare the Housing Element were the U.S. Census and the 2019 American Community Survey (five-year estimates). The Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State, and federal housing plans. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. The ACS survey can have wide margins of error, especially for small communities, but the survey collects information that is not covered by the decennial Census. All ACS figures reported in this housing element should be regarded as estimates.

Additional data sources included:

- Population, household and housing units housing counts from the California State Department of Finance;
- Jobs data from the U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics files (2002-2018);
- Unemployment rates data from the California Employment Development Department;
- Household income and affordability data from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD utilizing 2017 American Community Survey 5-year estimates; and
- Home value data from Zillow.

The housing needs analysis presented in Chapter 2 was prepared by Association of Bay Area Governments/Metropolitan Transportation Commission staff and Baird + Driskell Community Planning.

1.6 PREPARATION OF THE HOUSING ELEMENT

The Housing Element must identify community involvement and decision-making processes and techniques that are affirmative steps to generate input from all members of the community, as well as low-income persons and their representatives. This means that input should be sought, received, and considered before the draft Housing Element is completed. Requirements for public participation are described in Section 65583(c)(9) of the Government Code, which states that the local government must make "a diligent effort...to achieve public participation of all economic segments in the development of the housing element...and describe this effort."

A dedicated housing webpage was created as part of the General Plan Update process, which was launched in December 2021 (createtiburon2040.org). The site was used throughout the update process to provide background information and resources, inform community members about workshops and meetings, solicit community input through online surveys, and provide access to draft documents, fact sheets, Q&A documents, meeting summaries, presentations, and workshop video recordings. The website was enabled with Google Translate to provide multilingual translation for all users. In addition, presentations and surveys were translated into Spanish to facilitate access for the

Hispanic and Latinx community, which represents the largest group of people who speak limited or no English in Tiburon and Marin County. Housing workshops offered Spanish translation as well.

Staff used a variety of methods to advertise the housing element update process and workshops, including:

- Providing information on the General Plan Update process, including the Housing Element, through a town-wide mailer;
- Publishing articles in the Town's newsletter, which reaches over 800 Tiburon households;
- Providing flyers (in Spanish on the reverse) at the library and Town Hall; posting flyers on community boards; and providing flyers to the Tiburon Peninsula Chamber of Commerce to for distribution to Tiburon businesses and workers and to EAH, the Town's primary affordable housing developer and manager, for distribution to lower-income residents;
- Promoting the workshops on social media, including Nextdoor, Facebook, and Instagram, and in the town's local newspaper, The Ark; and
- Sending emails to the interested parties list and community-based organizations.

The Town held two public workshops in November 2021 to February 2022. Workshops and the public engagement efforts were designed to seek input from the Tiburon community and create a forum to share ideas, raise questions and concerns, and provide feedback on the Town's housing goals, policies, and programs and selection of housing opportunity sites. Input provided by the community helped identify key issues and strategic directions to pursue in the Housing Element update.

The first workshop focused on providing an overview of the housing element, RHNA, and existing housing conditions and on gathering input on housing needs and potential sites and strategies to accommodate RHNA and encourage a more diverse population. The second workshop built on input received at the first workshop and explored the suitability of specific sites, development types, and housing densities to accommodate RHNA. The workshop focused on sites to accommodate the very low, low, and moderate-income housing.

Workshops included live-polling and breakout sessions to explore ideas in small groups. Surveys were posted online following each workshop. The workshop and survey summaries are attached in Appendix A. Workshop presentations and recordings are available at the CreateTiburon2040.org website.

Town Council and Planning Commission meetings were held in March and April 2022 to provide comments, raise concerns, and/or express support for staff's recommended strategy to meet the Town's RHNA requirement for 639 housing units as part of the Housing Element Update.

In order to gather additional input from underrepresented members of the community, a paper survey, in both English and Spanish, was distributed to workers at local businesses, including restaurants and grocery stores, and to lower-income residents at EAH properties. The Town also conducted three focus groups with EAH residents in May and June of 2022 and three focus groups and individual interviews with local service employees in June 2022. The outreach effort reached seniors, female-headed households, disabled residents, very-low and low-income residents and workers, people of color, and people who did not speak English as a first language. Conversations with employees confirmed the need for affordable apartments in Tiburon as most employees live in the Canal neighborhood of San Rafael or outside of Marin, and many travel long distances or take multiple

bus connections to get to work. While one and two-bedroom apartments would house most of the households, there is a need for larger units for households with five or more people. In addition to more affordable housing, surveys showed that protections for renters facing displacement or discrimination was important to the employees, as well as financial assistance for home repairs and renovations. The focus group and survey summaries are attached in Appendix A.

Finally, the Town conducted stakeholder interviews with organizations that serve underrepresented populations, including Fair Housing Advocates of Northern California, Legal Aid, and Canal Alliance.

Items identified in the community outreach effort that are addressed in the updated Housing Element through housing opportunity site selection and modified or new policies and/or programs are identified below. Items #8-15 were recommended by Fair Housing Advocates of Northern California, Legal Aid, and Canal Alliance. Items #16-17 were specifically identified during the focus group discussions with affordable housing residents, although other items were supported as well (#3, 6, and 15).

1. Utilize commercial sites that can accommodate mixed use housing at higher residential densities. *(Sites 1-7, 9 and A-G in Table ~~10~~ 11 Sites Inventory and Program H-dd)*
2. Look at underutilized sites with aging and/or functionally obsolete buildings for potential affordable housing sites. *(Sites 1-7, 9, and A-G in Table ~~10~~ 11 Sites Inventory and Program H-dd)*
3. Locate housing sites near public transportation and services. *(Sites 1-9 and A-G in Table ~~10~~ 11 Sites Inventory and Program H-dd)*
4. Advance sustainability goals, e.g., encourage housing within walking distance of transit and major destinations, promote home offices and live-work spaces, and require green building standards and EV charging in new development. *(Programs H-cc and H-dd; policies and programs regarding green building standards and EV charging requirements are located in the Sustainability Element)*
5. Encourage the development of accessory dwelling units, recognizing that these can provide an important source of income for lower-income seniors who want to age in place, as well as affordable housing for caretakers and other lower-income service providers or family members. *(Programs H-hh and H-ii)*
6. Improve housing options for seniors (including smaller units for those desiring to downsize), the disabled, and the workforce. *(Programs H-s, H-u, H-dd, H-ee, H-ff, H-hh)*
7. Take meaningful actions to affirmatively furthering fair housing. *(Programs H-b, H-d, H-h, H-n, H-p, H-q, H-r, H-s, H-dd, H-hh)*
8. Ensure that affordable units are affirmatively marketed to communities of color. Utilize publications, venues, and community groups that serve Black and Latinx communities. Market outside of Marin to encourage more balanced communities and integrated living patterns. *(Program H-dd)*
9. Train Town staff on how to recognize and report fair housing complaints. Engage Fair Housing Advocates of Northern California to conduct a training session for Town staff. *(Program H-p)*
10. Provide fair housing brochures published by Fair Housing Advocates of Northern California at Town Hall and distribute to housing developers and single-family property owners who are developing an ADU, JADU, or SB 9 unit. *(Program H-b)*
11. Provide fair housing information on the Town's website and a link to Fair Housing Advocates of Northern California's website. *(Program H-b)*

12. Include an article on fair housing in the Town's newsletter with information on fair housing issues, landlord responsibilities, and resources to learn more and file complaints. *(Program H-b)*
13. Adopt a Fair Housing Month proclamation each year. *(Program H-b)*
14. Provide a fair housing training workshop to developers and property owners. Consider partnering with other jurisdictions and/or the County. *(Program H-b)*
15. Include programs for tenant protections, including rent stabilization, just cause for eviction, right to counsel, and right of first refusal. *(Program H-z)*
16. Facilitate communication between affordable housing tenants and providers/ managers and assist in resolving complaints and issues of concern. *(Program H-z)*
17. Provide information on source of income laws that require all landlords to accept Section 8 Housing Choice Vouchers. *(Programs H-b, H-x, and H-hh)*

The proposed housing sites were extensively vetted with the community as they required either allowing housing where none was previously permitted or increasing the existing residential densities from a maximum of 20.7 units per acre to maximums of 25-45 units per acre depending upon the site. Twenty parcels were ultimately identified as appropriate for multifamily housing. Surveys conducted immediately after the workshops showed majority support for these housing sites (see Appendix A). All rezonings occurred prior to housing element adoption. [4]

Other opportunities for community input included public meetings on housing opportunity site selection and rezoning with the Tiburon Planning Commission and Town Council, review of the Draft Housing Element by the public, and public hearings on the Draft Housing Element with the Planning Commission and Town Council.

The draft Housing Element was released on July 5, 2022, for a 30-day public review in accordance with State law. The release of the draft Housing was promoted through the Town's newsletter, website, and social media accounts, and by placing an ad in the local newspaper. The Town Council meetings to review the draft Housing Element were also covered by the local newspaper.

At the close of the public comment period on August 5, 2022, the Town received a total of 53 written public comments from Tiburon residents and Marin County and Bay Area community-based and advocacy organizations (Appendix E). The Town Council considered these comments at its August 3 and August 30, 2022, meetings. Several changes were made to the draft Housing Element in response to the received comments including reducing the proposed residential densities on some Downtown sites, adding a new program on home match services (*Program H-f Home Match Services*), clarifying text and program language, and providing more detail on environmental constraints for housing opportunity sites in Table ~~10~~11.

[4] This Public Review Draft Housing Element is being prepared prior to adoption of new zoning districts (MU, , MS, and R-4) and rezoning of housing opportunity sites. This Draft has been written as if these actions have already occurred. Any changes to information presented in this draft will be addressed in the final Draft Housing Element prior to Council adoption.

1.7 2015-2023 Housing Element Accomplishments

Government Code Section 65588 requires that the Housing Element include an analysis of the effectiveness of the element, progress in implementation, and the appropriateness of goals, policies, and programs.

Tiburon's current Housing Element was adopted by the Town Council on August 20, 2014. While many of the goals, policies, and programs were successful, the Town did not produce enough affordable housing to meet its 5th cycle RHNA. The Town attributes this to the high cost of land and construction in Tiburon and housing densities that were too low to support affordable multifamily housing. In order to make multifamily housing financially feasible in Tiburon, the Town rezoned eighteen parcels to allow housing at densities of 30-35 unit per acre. These sites have the capacity to build 368 new multifamily units.

Programs completed and successfully implemented since adoption of the 2015-2023 Housing Element include:

- Adopted zoning provisions to treat transitional and supportive housing as residential uses subject to the same restrictions as residential dwellings of the same type in the same zone. (Program H-s)
- Implemented the second unit ordinance and adopted standards for junior second units (Programs H-dd and H-ee). The Town participated in development of a countywide website at adumarin.org and conducted outreach and education to accelerate development of ADUs. The Town also updated its ADU ordinance to comply with new state laws. The Town approved 26 ADUs and 18 JADUs between 2015 and June 2022. To date, 14 have been constructed and 15 are under construction. Based on a regional study, affordability levels are assumed to be 13 very low income units, 13 low income units, 13 moderate income units, and 5 above moderate income units.
- Participated in and allocated funding for countywide programs to address the needs of people experiencing homelessness. (Program H-q)

This Housing Element has considered the effectiveness of the 2015-2023 Housing Element policies and programs and has continued, amended, or deleted programs based on lessons learned and evolving housing needs. Appendix B is a full review of programs in the 2015-2023 Housing Element.

2.0 HOUSING NEEDS ANALYSIS

2.1 OVERVIEW

This section of the Housing Element describes characteristics of Tiburon's population and housing stock and assesses the community's existing and future housing needs. The data and analysis in this section are intended to satisfy, in part, Government Code Section 65583(a),which requires an assessment of housing needs including an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)).

SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Tiburon increased 10.1% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Tiburon's youth population under the age of 18 was 1,941 and senior population 65 and older was 2,351. These age groups represent 21.2% and 25.7%, respectively, of Tiburon's population.
- **Race/Ethnicity** – In 2020, 81.6% of Tiburon's population was White, 1.0% was African American, 2.7% was Asian, and 7.6% was Latinx. People of color in Tiburon comprise a proportion below the overall proportion in the Bay Area as a whole.[5]
- **Employment** – Tiburon residents most commonly work in the *Financial & Professional Services* industry. Since 2010, the number of jobs located in the jurisdiction increased by 110 (6.5%). Additionally, the jobs-household ratio in Tiburon has decreased from 0.54 in 2002 to 0.48 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Tiburon increased 0.6% from 2010 to 2020, which is *below* the growth rate for Marin County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Tiburon residents to live and thrive in the community.
  - **Ownership** The largest proportion of homes had a value in the range of $2M+ in 2019. Home prices increased by 97.0% from 2010 to 2020.

[5] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

  - **Rental Prices** – The typical contract rent for an apartment in Tiburon was $2,310 in 2019. Rental prices increased 21.1% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $92,400 per year. [6]

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 65.4% of homes in Tiburon were single-family detached, 9.5% were single-family attached, 9.4% were small multi-family (2-4 units), and 15.4% were medium or large multi-family (5+ units). Between 2010 and 2020, the number of single-family units increased more than multifamily units. Generally, in Tiburon, the share of the housing stock that is detached single-family homes is above that of other jurisdictions in the region.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Tiburon, 16.0% of households spend 30%-50% of their income on housing, while 15.1% of households are severely cost burdened and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Tiburon live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in areas at risk of or undergoing gentrification. 100% of households in Tiburon live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs.
- **Neighborhood** – 100.0% of residents in Tiburon live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors. [7]
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Tiburon, 9.9% of residents have a disability of any kind and may require accessible housing. Additionally, 8.6% of Tiburon households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 5.2% of households are female-headed families, which are often at greater risk of housing insecurity.

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[6] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

[7] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

DATA SOURCES

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA."

The American Survey is derived from surveys conducted between 2015-2019 and the Comprehensive Housing Affordability Strategy (CHAS) data are derived from surveys conducted between 2013-2017. These were the latest data sets available at the time this report was developed. Although they are used as a proxy for current conditions, they are not necessarily reflective of populations and housing conditions in 2022.

Any figure that does not specify geography in the figure name represents data for Tiburon.

2.2 POPULATION CHARACTERISTICS

POPULATION GROWTH

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Tiburon's population has increased by 10.1%; this rate is below that of the region, at 14.8%. In Tiburon, roughly 13.4% of its population moved during the past year, same as the regional rate.

Table 2: Population Growth Trends

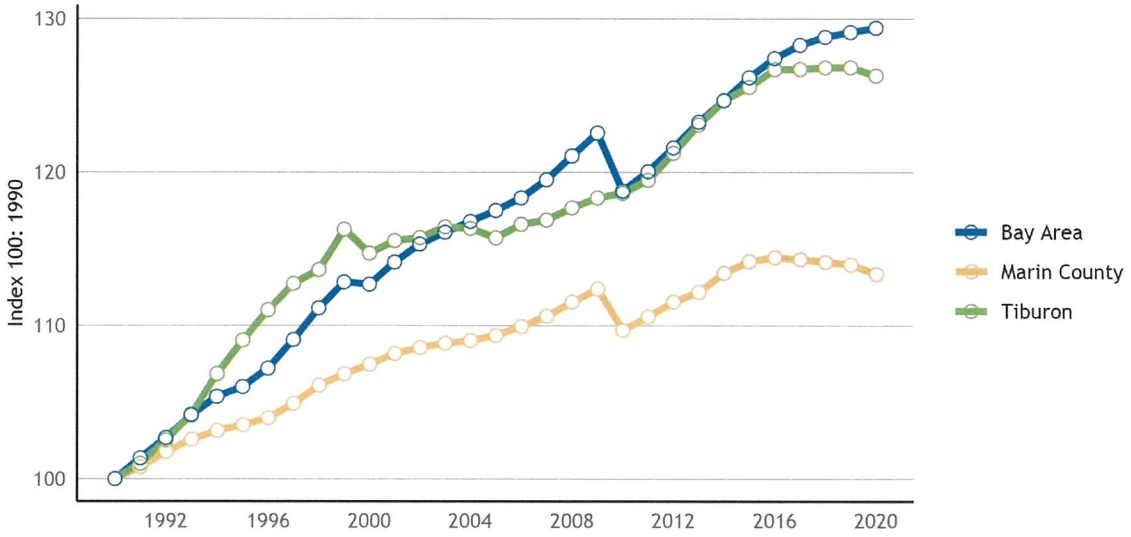
Geography	1990	1995	2000	2005	2010	2015	2020
Tiburon	7,554	8,238	8,666	8,742	8,962	9,484	9,540
Marin County	230,096	238,185	247,289	251,634	252,409	262,743	260,831
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 series

In 2020, the population of Tiburon was estimated to be 9,540 (see Table 2). From 1990 to 2000, the population increased by 14.7%, while it increased by 3.4% during the first decade of the 2000s. In the

most recent decade, the population increased by 6.4%. The population of Tiburon makes up 3.7% of Marin County.[8]

Figure 1: Population Growth Trends



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

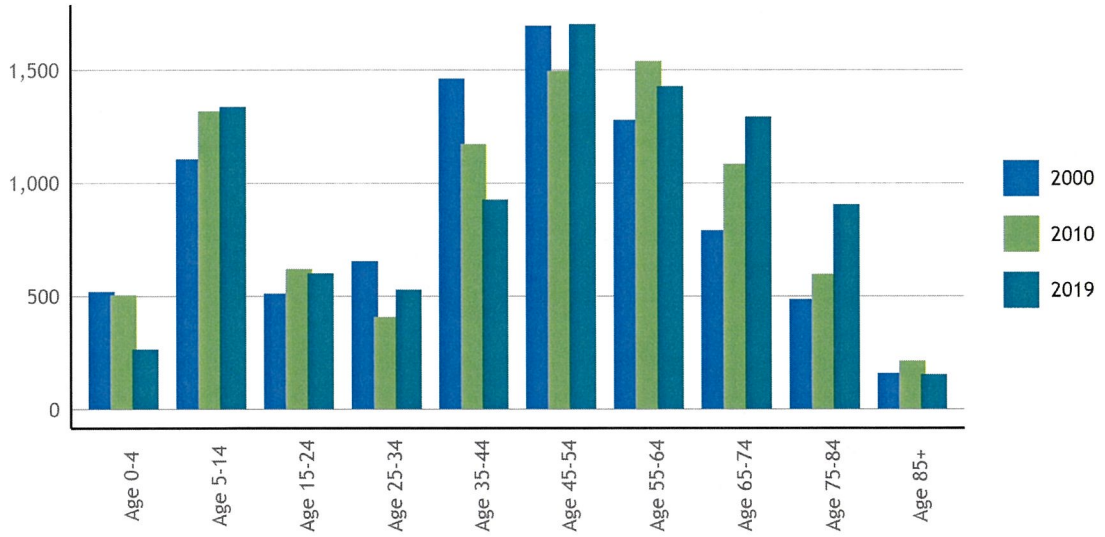
AGE

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a shift by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Tiburon, the median age in 2000 was 45.4; by 2019, this figure had increased to approximately 50 years. The population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

[8] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Figure 2: Population by Age in Tiburon, 2000-2019

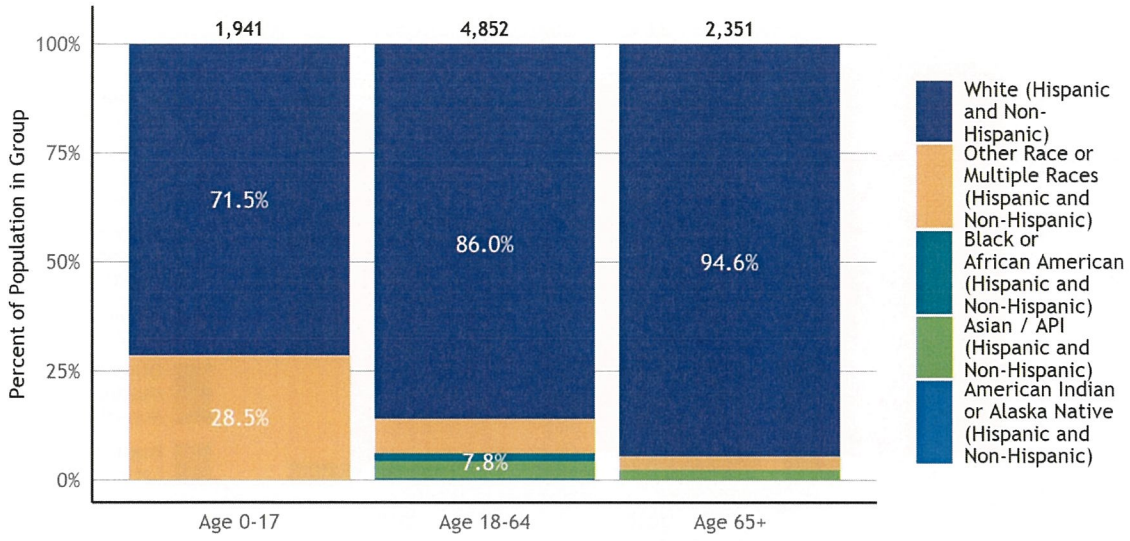


Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[9] make up 5.4% of seniors and 28.5% of youth under 18 (see Figure 3). The marked increase in the diversity of the younger population reflects a slow but growing transformation in the diversity of the overall population.

[9] Here, we count all non-white racial groups.

Figure 3: Senior and Youth Population by Race in Tiburon



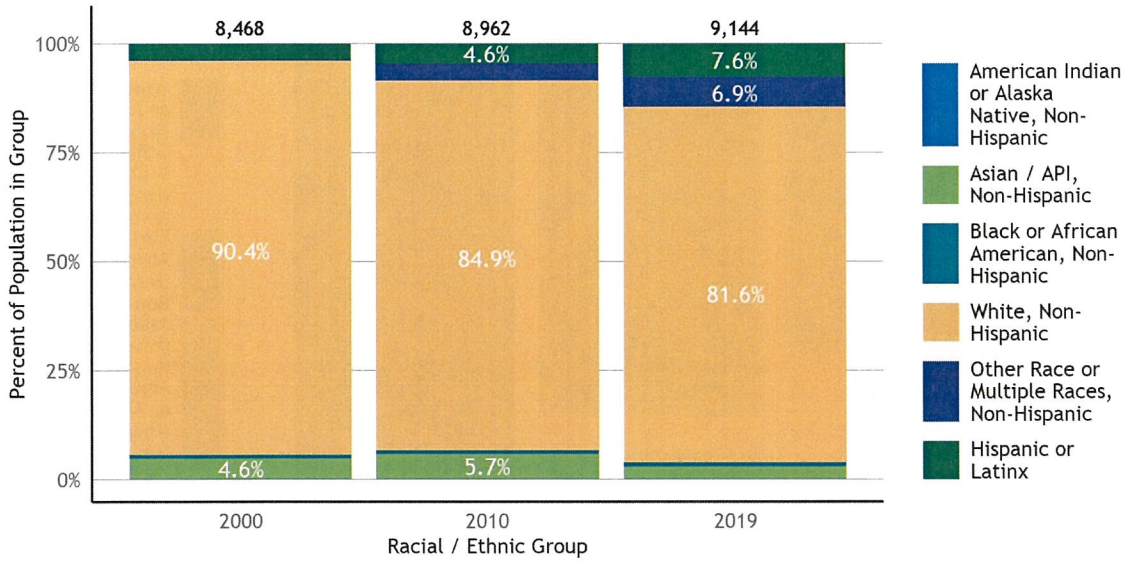
Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

RACE AND ETHNICITY

Understanding the racial makeup of a town and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and historical government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today[10]. Since 2000, the percentage of residents in Tiburon identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 8.8 percentage points, with the 2019 White population standing at 7,459 (see Figure 4). In absolute terms, the *Other Race or Multiple Races, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

[10] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

Figure 4: Population by Race in Tiburon, 2000-2019



Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

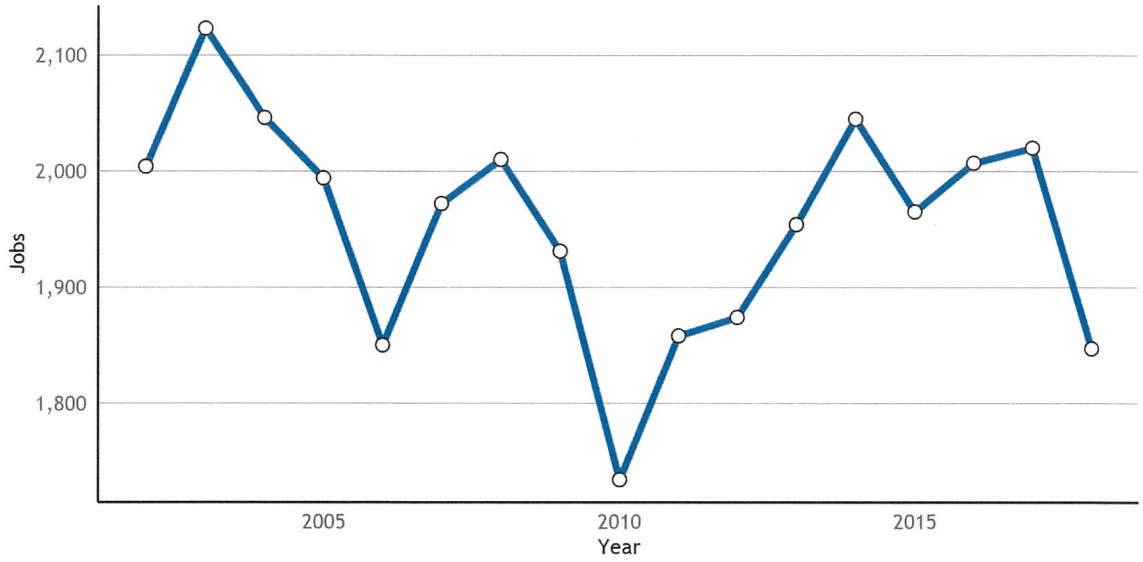
2.3 EMPLOYMENT CHARACTERISTICS

BALANCE OF JOBS AND WORKERS

A city provides housing to employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" workers. Between 2002 and 2018, the number of jobs in Tiburon decreased by 7.8% (see Figure 5).

Figure 5: Jobs in Tiburon



Universe: Jobs from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

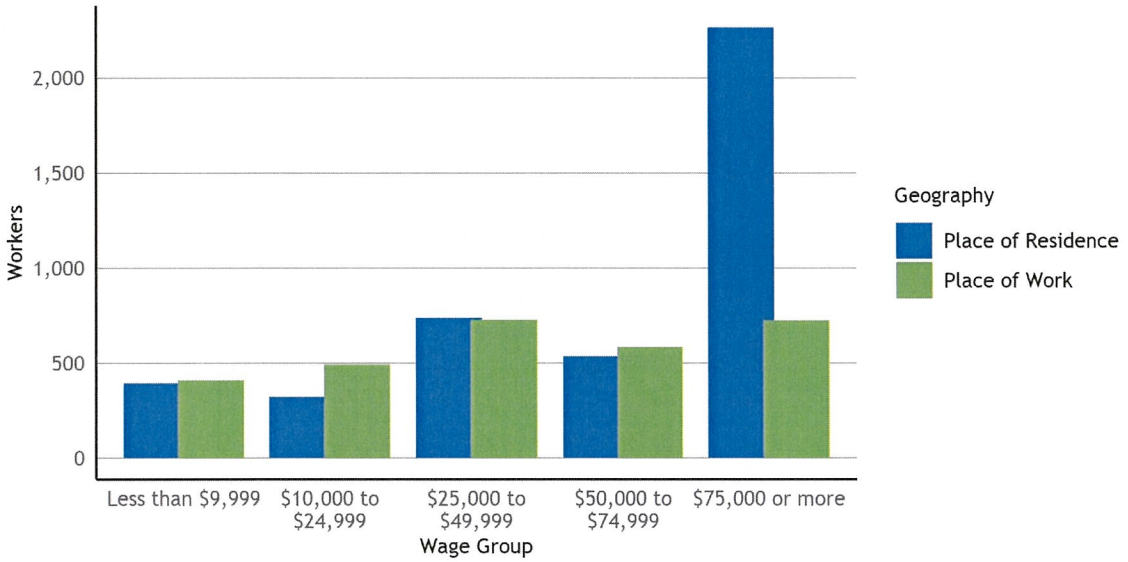
There are 4,261 employed residents, and 2,940 jobs [11] in Tiburon - the ratio of jobs to resident workers is 0.69; Tiburon is *a net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. - Conversely, a community may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Tiburon has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than $25,000). At the other end of the

[11] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

wage spectrum, the town has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[12]

Figure 6: Workers by Earnings In Tiburon, ~~by Jurisdiction~~ as Place of Work and Place of Residence

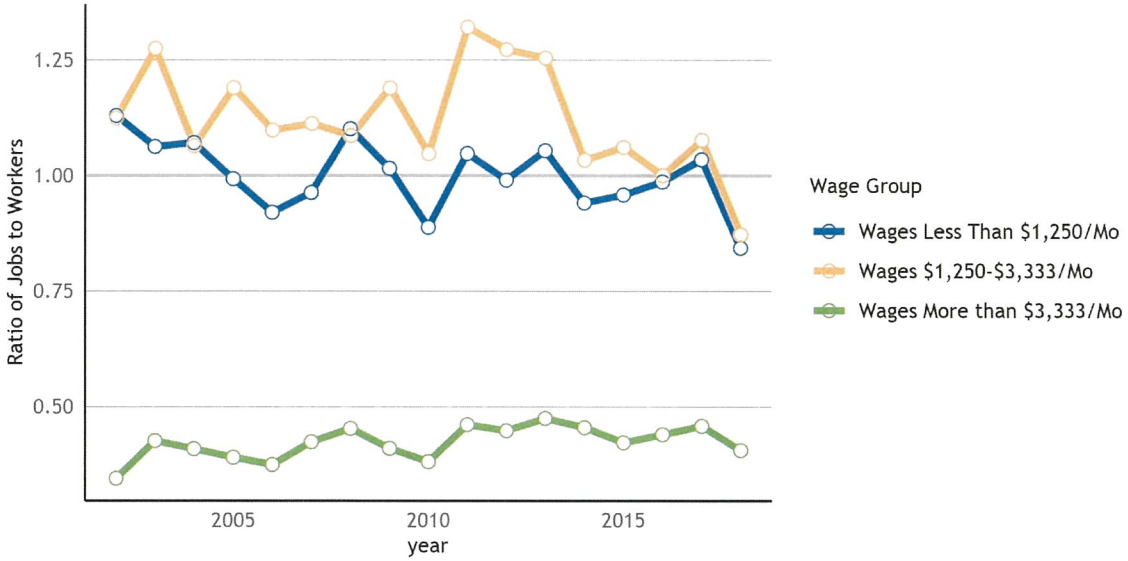


Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

[12] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure 7: Jobs-Worker Ratios, by Wage Group in Tiburon

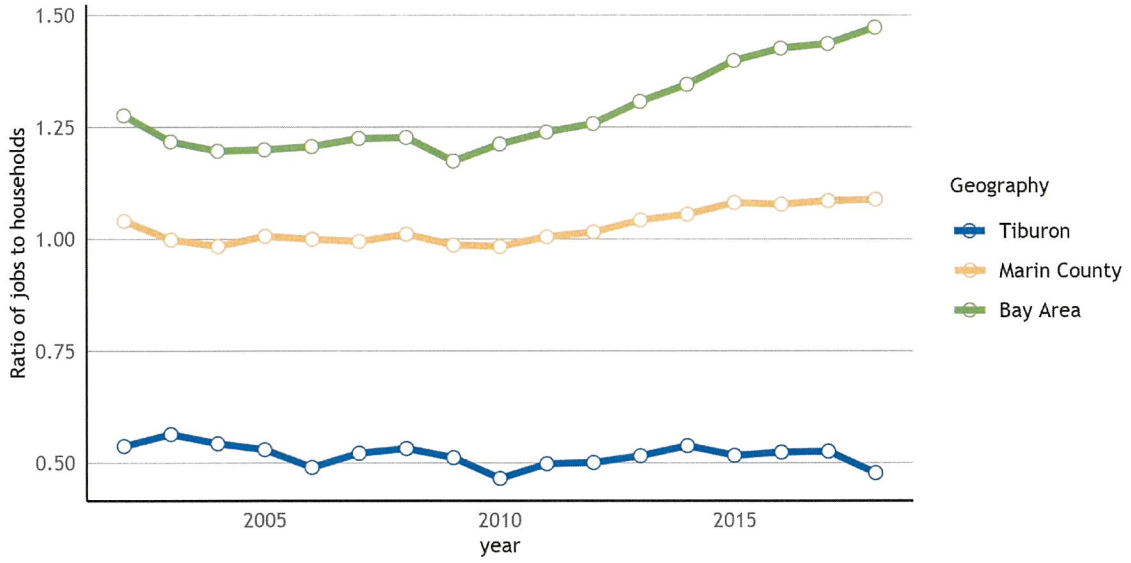


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic results in long commutes and contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. The *jobs-household ratio* in Tiburon has decreased from 0.54 in 2002, to 0.48 jobs per household in 2018 (see Figure 8).

Figure 8: Jobs-Household Ratio, Tiburon

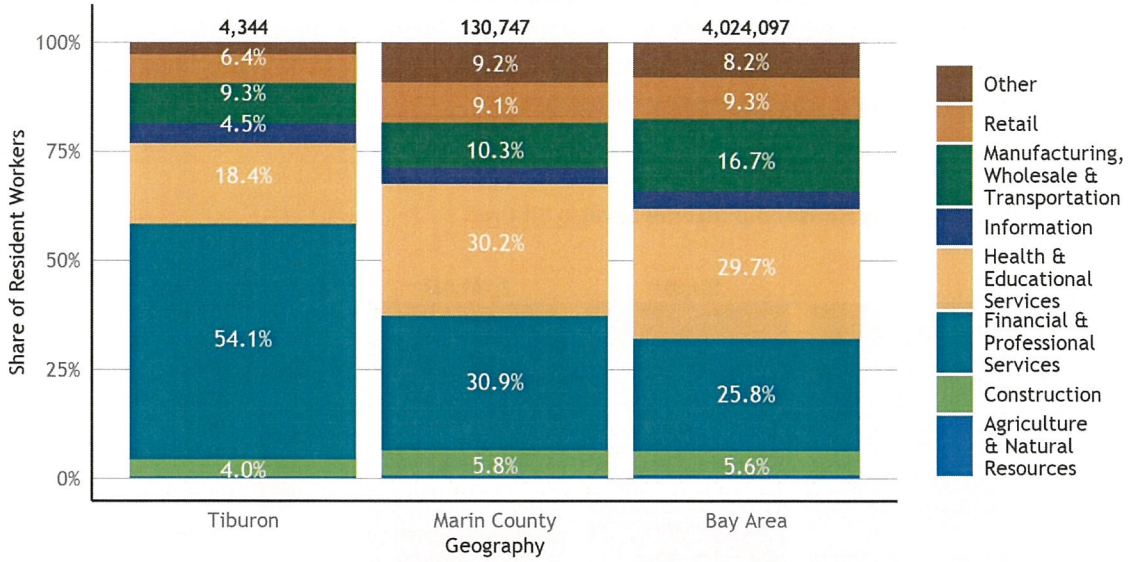


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

JOB SECTOR COMPOSITION

The largest industry in which Tiburon residents work is *Financial & Professional Services*, as is the largest sector in which Marin residents work (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Figure 9: Resident Employment by Industry, Tiburon



Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

2.4 HOUSEHOLD CHARACTERISTICS

EXTREMELY LOW-INCOME HOUSEHOLDS

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state [13].

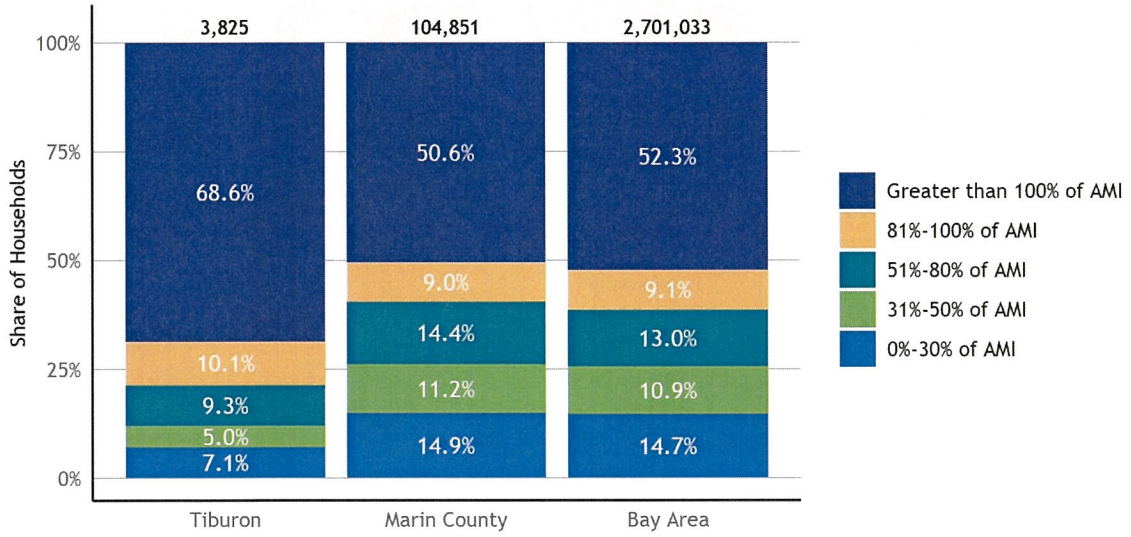
In Tiburon, 68.6% of households make more than 100% of the Area Median Income (AMI) [14], compared to 7.1% making less than 30% of AMI, which is considered extremely low-income (see Figure 10).

[13] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

[14] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Marin County, 30% AMI is the equivalent to the annual income of $44,000 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Figure 10: Households by Household Income Level in Tiburon



Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff

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Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

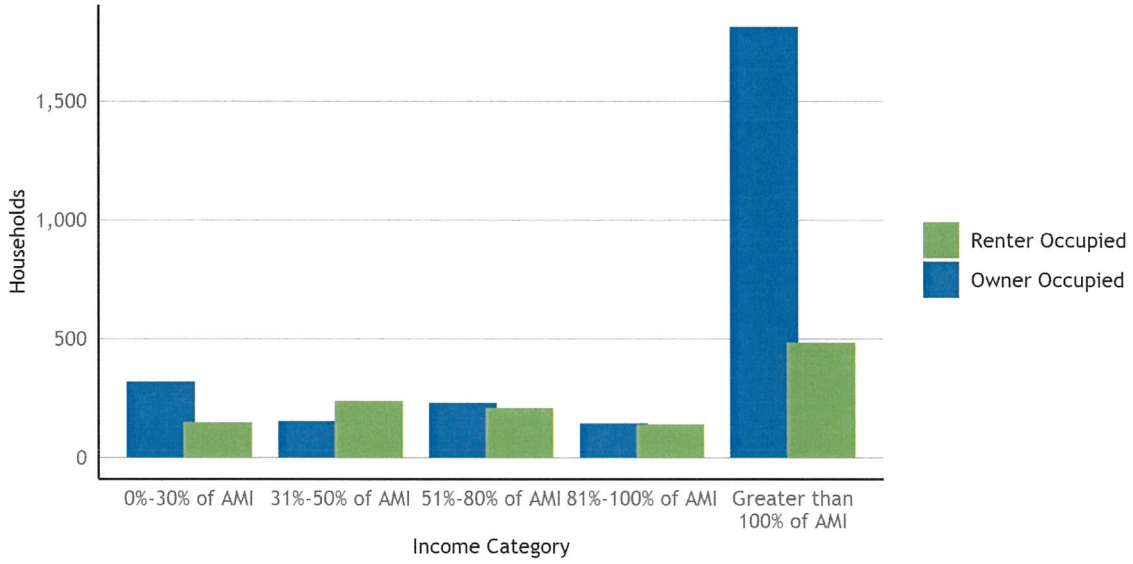
can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Tiburon, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

There are approximately 240 extremely low income households in Tiburon (7.1% of the total number of households), and approximately one-third of these households own their homes. In order to remain in their homes, extremely low income owner households need programs to help reduce housing costs, while extremely low income renter households need programs to limit rent increases. The Housing Element contains *Program H-f Home Match Services* to help extremely low income homeowners develop a source of income and *Program H-v Rehabilitation Loan Programs* to provide these homeowners with money to make necessary repairs. *Program H-aa Tenant Protection Strategies* will help to protect extremely low income renters from rising rents.

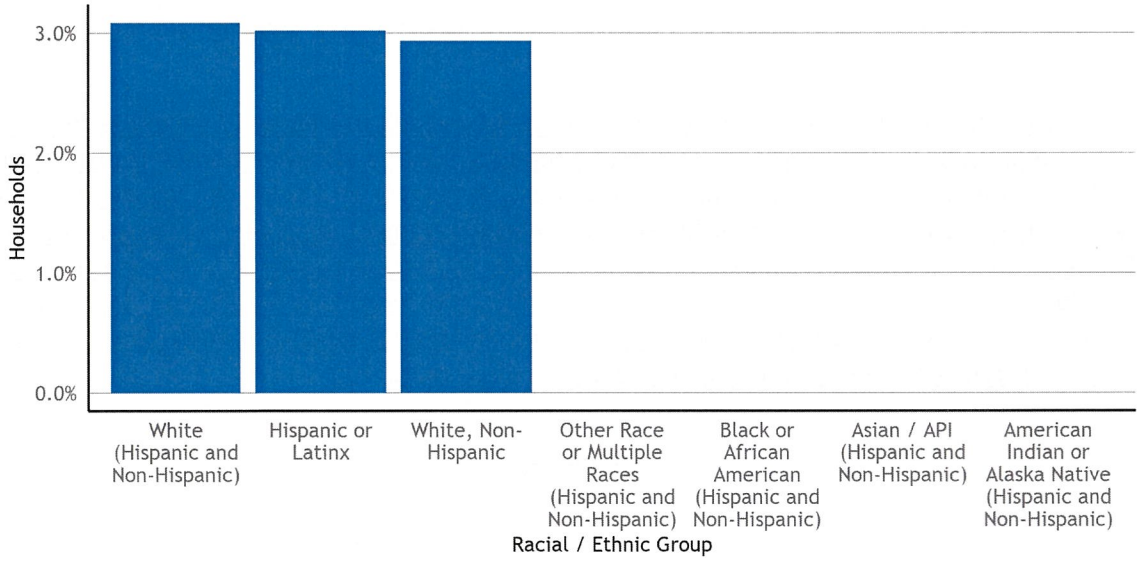
Figure 11: Household Income Level by Tenure in Tiburon



Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, people of color are more likely to experience poverty and financial instability as a result of historical federal and local housing policies that excluded them from the same opportunities extended to white residents.[15] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Tiburon, White (Hispanic and Non-Hispanic) residents experience the highest rates of poverty (see Figure 12).

Figure 12: Poverty Status by Race in Tiburon



Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

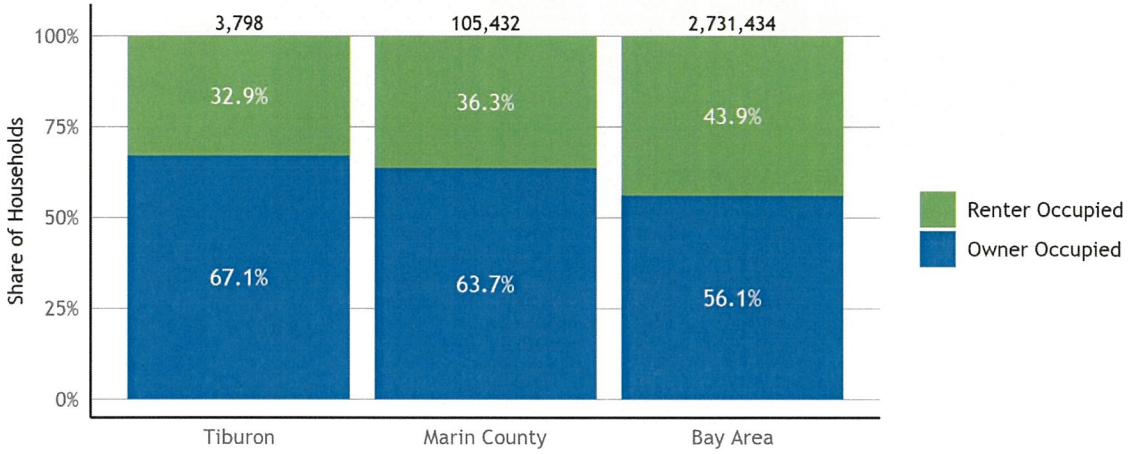
TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Tiburon there are a total

[15] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

of 3,798 housing units, and fewer residents rent than own their homes: 32.9% versus 67.1% (see Figure 13). By comparison, 36.3% of households in Marin County are renters, while 44% of Bay Area households rent their homes.

Figure 13: Housing Tenure in Tiburon

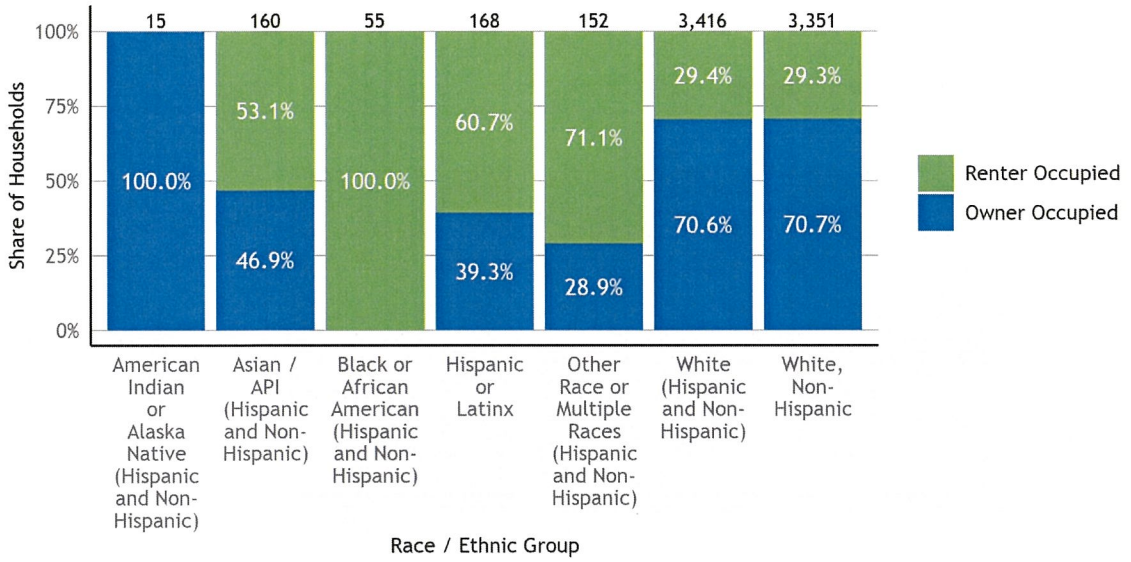


Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[16] In Tiburon, 0.0% of Black households owned their homes, while homeownership rates were 46.9% for Asian households, 39.3% for Latinx households, and 70.6% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[16] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

Figure 14: Housing Tenure by Race of Householder in Tiburon

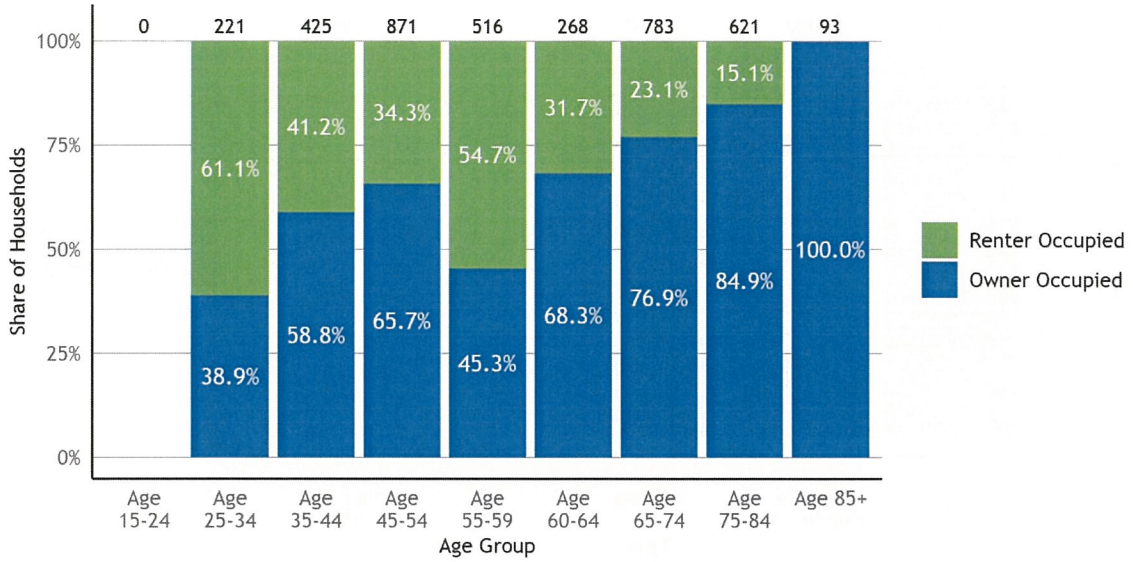


Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Tiburon, 48.0% of householders between the ages of 25 and 44 are renters, while 18.4% of householders over 65 are renters (see Figure 15).

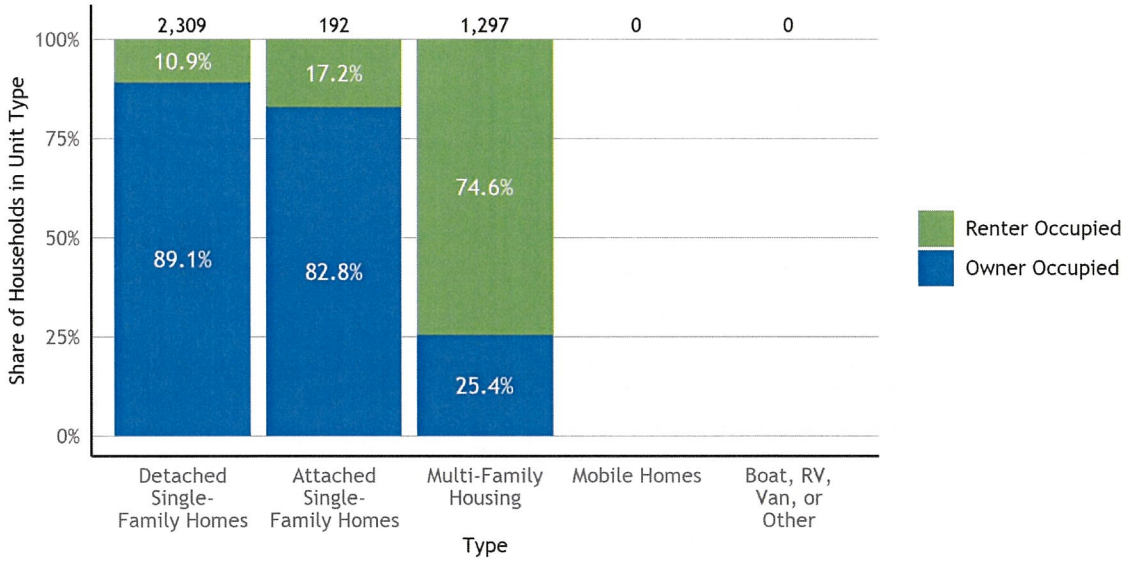
Figure 15: Housing Tenure by Age in Tiburon



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multifamily housing. In Tiburon, 89.1% of households in detached single-family homes are homeowners, while 25.4% of households in multifamily housing are homeowners (see Figure 16).

Figure 16: Housing Tenure by Housing Type in Tiburon



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

DISPLACEMENT

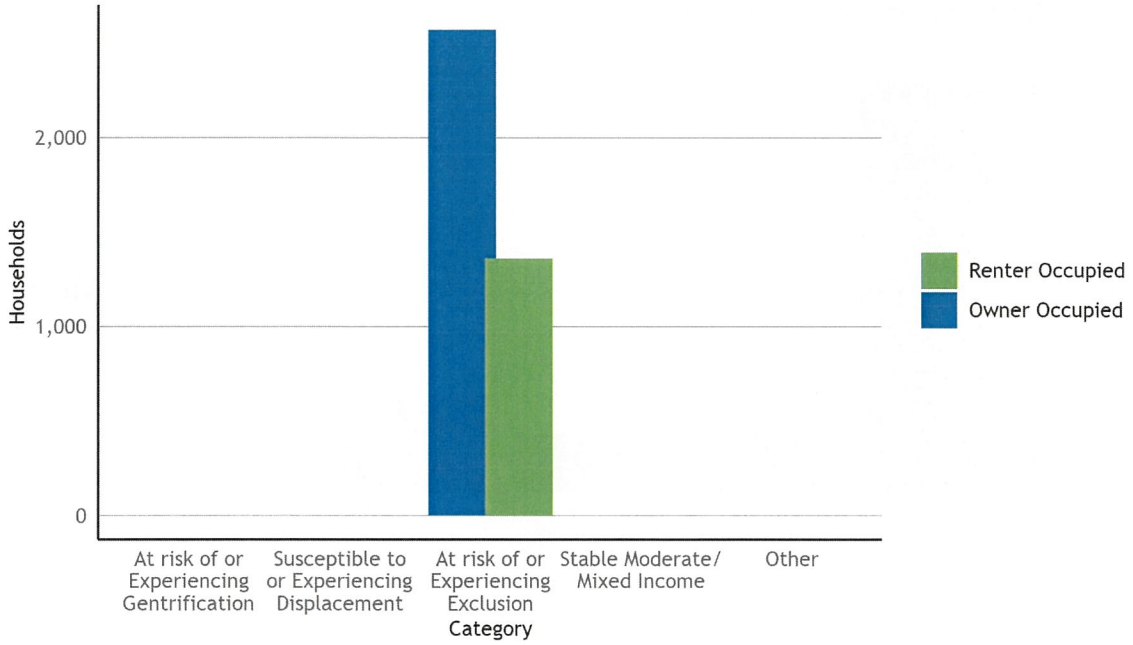
Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Tiburon, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100% of households in Tiburon live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[17]

[17] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

Figure 17: Households by Displacement Risk and Tenure in Tiburon



Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

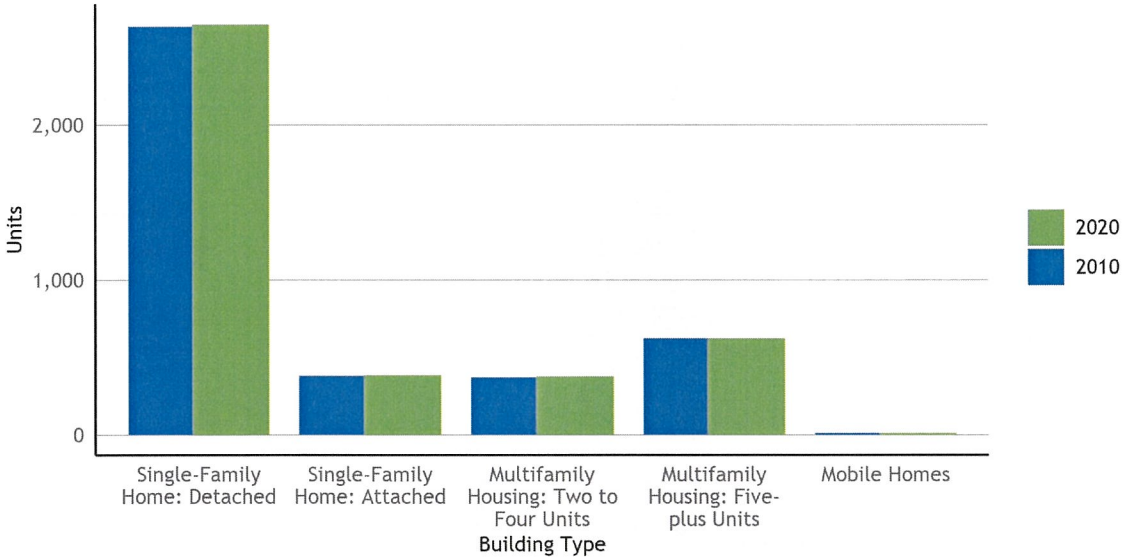
2.5 HOUSING STOCK CHARACTERISTICS

HOUSING TYPES, YEAR BUILT, VACANCY, AND PERMITS

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Tiburon in 2020 was made up of 65.4% single-family detached homes, 9.5% single-family attached homes, 9.4% multi-family homes with 2 to 4 units, 15.4% multifamily homes with 5 or more units, and 0.3% mobile homes (see Figure 18). In Tiburon, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

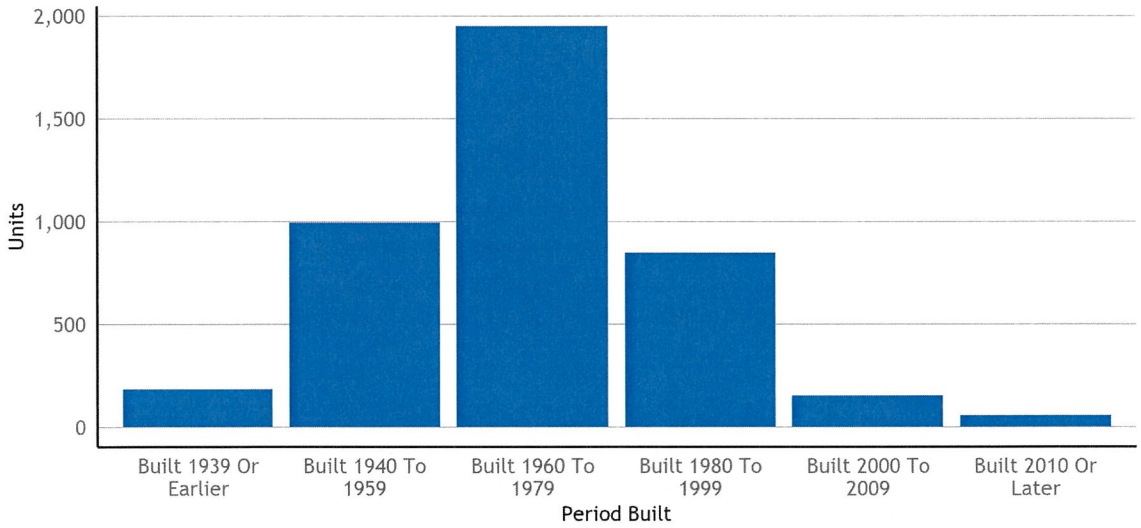
Figure 18: Housing Type Trends in Tiburon



Universe: Housing units
Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Tiburon, the largest proportion of the housing stock was built 1960 to 1979, with 1,950 units constructed during this period (see Figure 19). Between 2010 and 2020, 1.3% of the housing stock was built, which was 56 units.

Figure 19: Housing Units by Year Structure Built in Tiburon



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Vacant units make up 9.3% of the overall housing stock in Tiburon. The rental vacancy stands at 6.9%, while the ownership vacancy rate is 1.8%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 20). [18]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. [19] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions. [20]

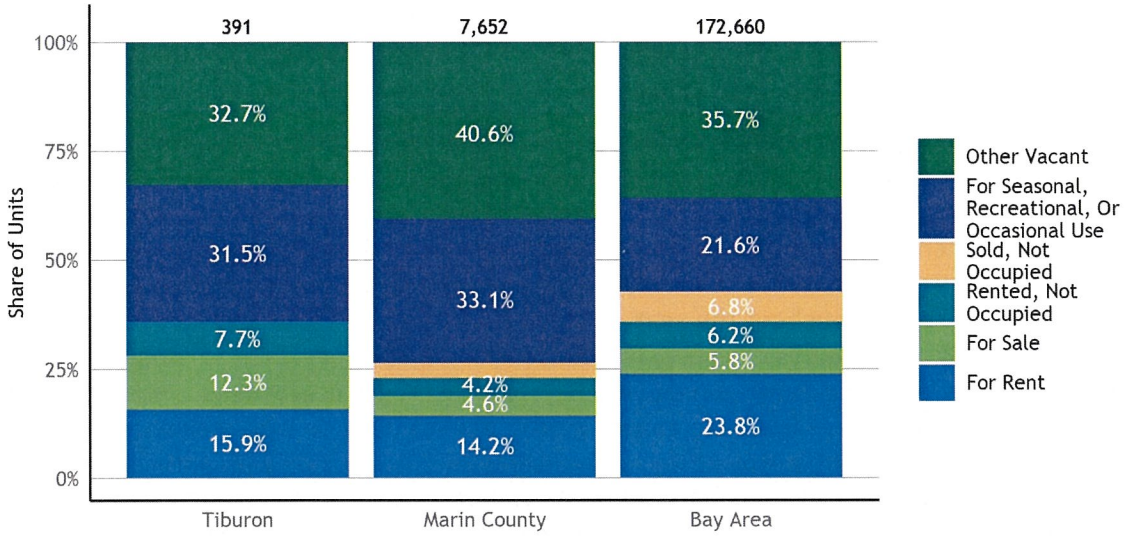
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[18] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (9.3%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

[19] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

[20] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Figure 20 Vacant Units by Type in Tiburon



Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2019, sixteen housing units were issued permits in Tiburon. 93.8% of permits issued in Tiburon were for above moderate-income housing, 0% were for moderate-income housing, and 6.2% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting in Tiburon

Income Group	Number
Above Moderate Income Permits	15
Moderate Income Permits	0
Low Income Permits	1
Very Low Income Permits	0

Universe: Housing permits issued between 2015 and 2019
Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.
Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

ASSISTED HOUSING DEVELOPMENTS AT-RISK OF CONVERSION

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve existing affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the Table 4 comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 118 assisted units in Tiburon in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion. [21]

Table 4: Assisted Units at Risk of Conversion

Income	Tiburon	Marin County	Bay Area
Low	78	2,368	110,177
Moderate	0	0	3,375
High	0	56	1,854
Very High	0	17	1,053
Total Assisted Units in Database	78	2,441	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

[21] California Housing Partnership uses the following categories for assisted housing developments in its database:

Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

There are a total of 162 below market rate units within existing housing developments in Tiburon. Table 5 lists these affordable housing developments and indicates the timeframe for which the affordability of the units is protected. This table includes all housing units that were financed with state, federal, or local funding sources.

Table 5: Deed-Restricted Affordable Housing in Tiburon

Development	Very Low Income Units	Low Income Units	Moderate Income Units	Conserved Until
Chandler's Gate	4	0	0	2057
Hilarita Apartments	84	7	0	Perpetuity
Tiburon Hill Estates	0	16	0	Perpetuity
Point Tiburon Marsh	0	0	20	>2027~~1~~[a]
Cecilia Place	16	0	0	2092
Bradley House	0	15	0	~~Perpetuity~~12/31/30
Total units	104	38	20	

~~[a] Each owner is locked into a 30-year affordability period. This 30-year period starts over with each new owner. Unless a unit is held by the same owner for 30 years or more, the affordability will be in perpetuity. The initial 30-year term was established in 1987.The Town has a right to first refusal to purchase affordable units as they come up for resale. Currently, the Town owns eight of these units.~~

Bradley House is a 15-unit housing development that provides a mix of studio and one-bedroom apartments for low-income seniors and the disabled. According to the California Housing Partnership (CHP), 12 of the 15 units at Bradley House are identified as being funded through a HUD program with an estimated affordability end date of 12/31/30. CHP considers these to be at low risk of being converted to market rate because they are owned by a large and stable non-profit, mission driven developer. The property is owned by the Marin Housing Authority through its nonprofit housing corporation, Marin County Housing Development Financing Corporation. It is managed by EAH Housing, one of the largest affordable housing developers in Marin County. In the unlikely event that the Marin Housing Authority wished to sell the property, EAH indicated they would be interested in purchasing the property and maintaining the current affordability levels. Other nonprofit affordable housing providers that operate in Marin County include Bridge Housing, Mercy Housing, and Eden Housing. EAH said they would pursue the typical funding programs to purchase the development, including tax credits and federal, state, county, and local funding sources. A one-bedroom 672 square foot condo sold in October 2022 for $665,000, indicating that 12 similar-sized units would sell for approximately $7,980,000. Program H-n directs the Town to monitor the potential expiration of funding and to assist in maintaining the affordability of the development.

The 20 affordable units at Point Tiburon Marsh were developed in 1987 with 30-year affordability requirements. Each owner is locked into a 30-year affordability period, and the 30-year period starts over with each new owner. Unless a unit is held by the same owner for 30 years or more, the affordability will be in perpetuity. The Town has a first right of refusal to purchase the affordable units as they come up for resale. Currently, the Town owns eight of the units. The Town in turn rents these

units to Town employees, or Tiburon Peninsula public agencies, in accordance with the Town's adopted policy to rent to moderate-income households. Most recently, the Town purchased a unit in 2019 for $228,243. In addition to the purchase price the Town paid for closing costs and completed minor repair before placing the unit into service. The total cost to acquire and prepare the unit for use was approximately $245,000.

There are two affordable units at Point Tiburon Marsh with thirty year-affordability terms that are set within the next ten years: 16 Marsh Road expires on 6/30/28 and 28 Marsh Road expires on 8/4/28. It is the Town's desire to purchase the Point Tiburon Marsh units when they become available. The Town's Low-Moderate Income Housing Fund and Town-Owned Housing Units Fund are used to purchase and maintain below-market-rate units. The resources currently available in these funds total approximately $1.53 million. If the Town does not purchase the unit, Marin Housing Authority will resell the unit to another low or moderate income buyer. If the current owner of 16 Marsh Road or 28 Marsh Road still owns the unit when the affordability term expires in 2028, the unit will no longer be subject to an affordability requirement. Program H-u "Provide Public Employee Housing Assistance" directs the Town to utilize the Town's Low-Moderate Income Housing Fund and Town Owned Housing Units Fund to purchase below market rate units as they become available and to maintain the Town's portfolio of Town-owned affordable housing.

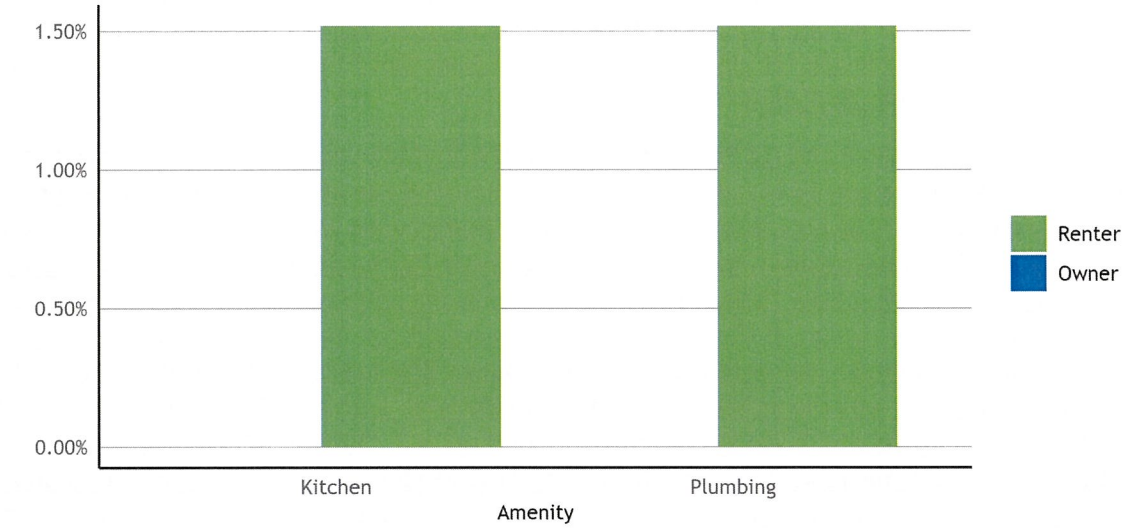
SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in Figure 22 gives a sense of some of the substandard conditions that may be present in Tiburon. For example, 1.5% of renters in Tiburon reported lacking a kitchen and 0% of renters lack plumbing, compared to 0% of owners who lack a kitchen and 0% of owners who lack plumbing.

In general, the condition of Tiburon's housing stock is excellent. Due to the high real estate value in Tiburon, properties, especially single family houses, are generally well-maintained. According to Town Planning & Building staff, EAH is currently rehabilitating the Hilarita, a 91-unit affordable housing development. Approximately 120-150 apartments are in in need of rehabilitation, and no housing units are in need of replacement.

The Housing Element contains programs to promote available rehabilitation loans to lower income households. Programs include *H-v Rehabilitation Loan Programs* and *H-bb Link Code Enforcement with Public Information Programs on Town Standards, Rehabilitation, and Energy Loan Programs.*

Figure 21: Substandard Housing Issues in Tiburon



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

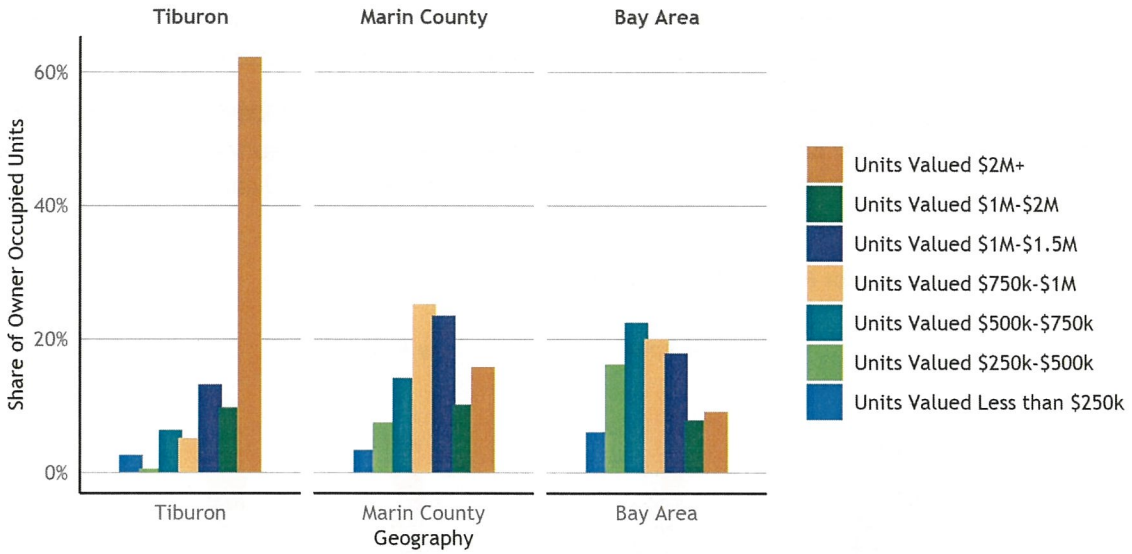
The Housing Element contains several programs to assist low-income households in performing necessary repairs and upgrades including *Program H-b Improve Community Awareness of Housing needs, issues, and Programs*; *Program H-u Rehabilitation Loan Programs;* and *Program H-aa Link Code Enforcement with Public Information Programs on Town Standards and Rehabilitation, and Energy Loan Programs.*

HOME AND RENT VALUES

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Tiburon was estimated at $2,753,430 by December of 2020, per data from Zillow. The largest proportion of homes were valued more than $2M (see Figure 22). By comparison, the typical home value is $1,288,800 in Marin County and $1,077,230 the Bay Area, with the largest share of units valued $750k-$1m (county) and $500k-$750k (region).

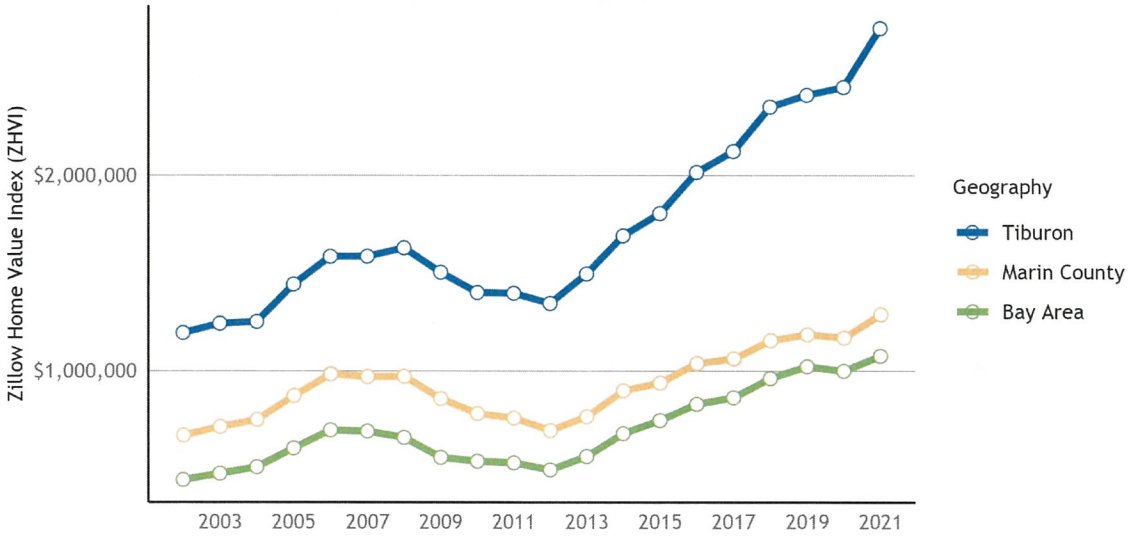
The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 130.4% in Tiburon from $1,195,000 to $2,753,430. This change is below the change in Marin County, and below the change for the region (see Figure 23).

Figure 22: Home Values of Owner-Occupied Units



Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

Figure 23: Zillow Home Value Index (ZHVI)

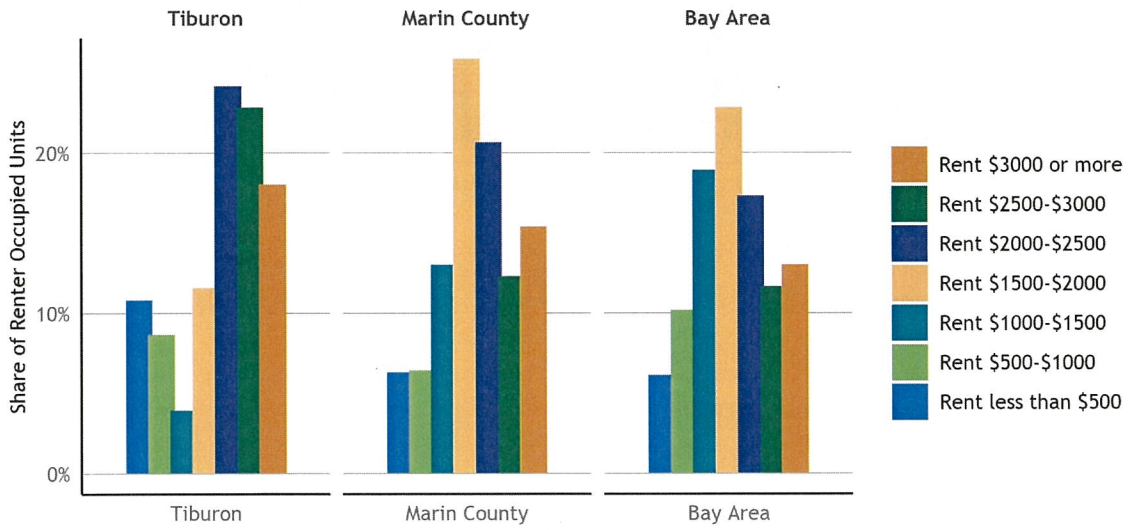


Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
Source: Zillow, Zillow Home Value Index (ZHVI)

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Tiburon, the largest proportion of rental units rented are in the *Rent $2000-$2500* category, totaling 24.1%, followed by 22.8% of units renting in the *Rent $2500-$3000* category (see Figure 24). Looking beyond the town, the largest share of units is in the *rent for $1500-$2000* category.

Figure 24: Contract Rents for Renter-Occupied Units

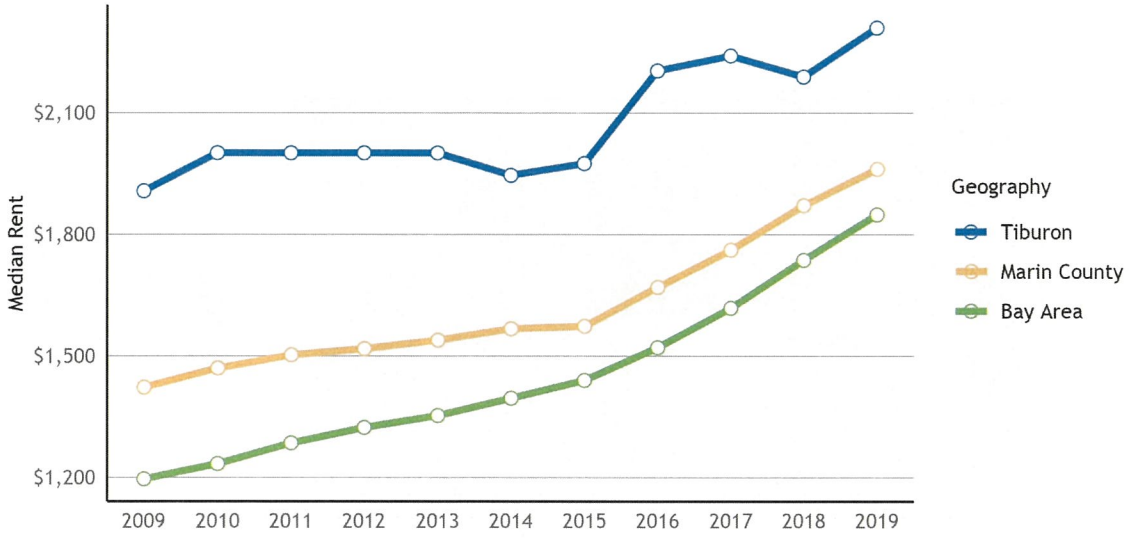


Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Since 2009, the median rent has increased by 21.1% in Tiburon, from $1,940 to $2,310 per month (see Figure 25). In Marin County, the median rent has increased 25.1%, from $1,560 to $1,960. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase. [22]

[22] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents.

Figure 25: Median Contract Rent



Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas).

According to RentCafé, the average rent in Tiburon is $5,153, and the average unit size is 1,082 square feet. The cost of rent varies according to several factors, including unit size, number of bedrooms, condition, and amenities. [23]

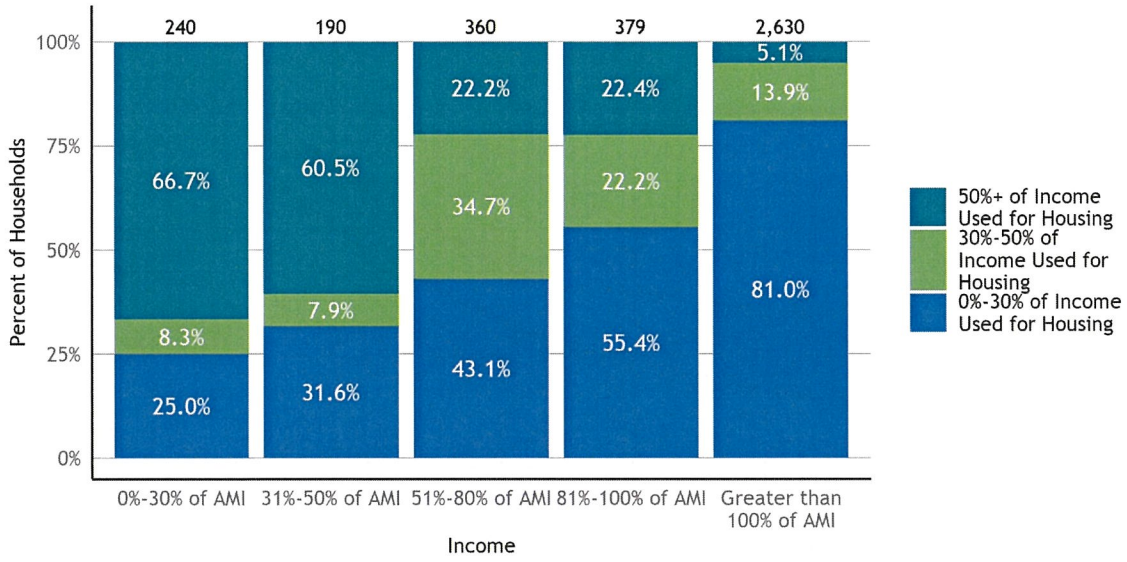
COST-BURDENED HOUSEHOLDS

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Tiburon, 22.9% of renters spend 30% to 50% of their income on housing compared to 16.8% of those that own (see Figure 26). Additionally, 18.3% of renters spend 50% or more of their income on housing, while 19.3% of owners are severely cost-burdened.

[23] RentCafé, https://www.rentcafe.com/average-rent-market-trends/us/ca/belvedere-tiburon/, updated May 2022.

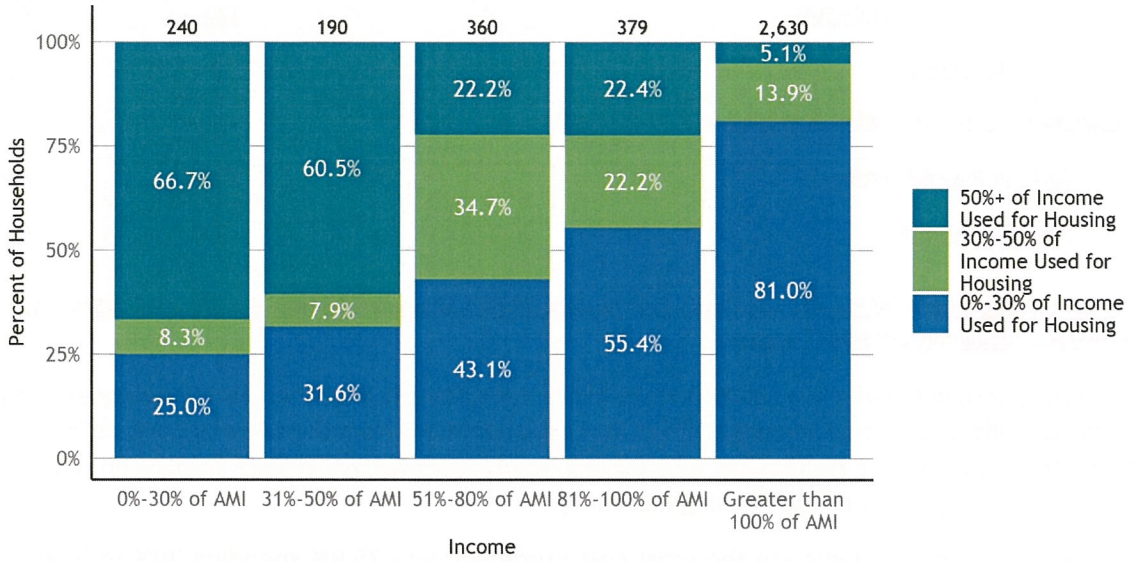
Figure 26: Cost Burden by Tenure in Tiburon



Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

In Tiburon, 15.1% of all households spend 50% or more of their income on housing, while 16.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 27). For example, 66.7% of Tiburon households making less than 30% of AMI (i.e., extremely low income households) spend the majority of their income on housing. For Tiburon residents making more than 100% of AMI, just 5.1% are severely cost-burdened, and 81.0% of those making more than 100% of AMI spend less than 30% of their income on housing.

Figure 27: Cost Burden by Income Level in Tiburon



Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 6 shows the number of cost-burdened renter and owner households by income category. Among the lower-income categories, the greatest number of cost-burdened owners are low income households (160), while the greatest number of cost-burdened renters are extremely low income households (320).

Table 6: Household Overpayment by Income and Tenure in Tiburon

Household by Income & Housing Cost Burden	Total Renters	Total Owners
Extremely Low Income (0-30% of AMI)		
Cost Burden >30% and <50%	110	70
Cost Burden >50%	90	70
Very Low Income Households (31-50% of AMI)		
Cost Burden >30% and <50%	50	80
Cost Burden >50%	50	65

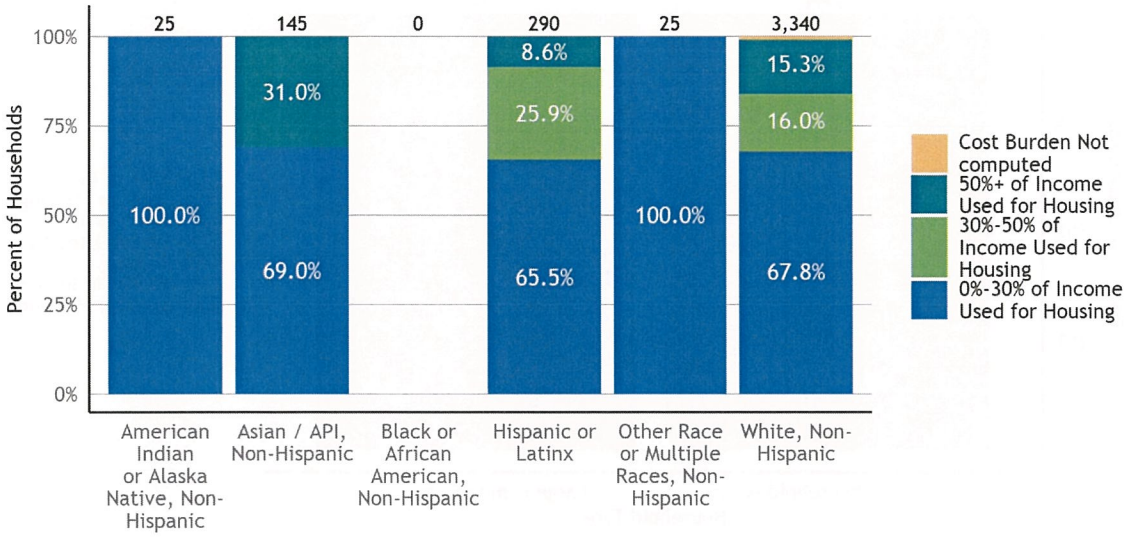
Low Income Households (51-80% of AMI)		
Cost Burden >30% and <50%	120	90
Cost Burden>50%	15	70
Moderate and Above Moderate Income (over 80% of AMI)		
Cost Burden >30% and <50%	115	555
Cost Burden >50%	0	215

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, people of color are more likely to experience poverty and financial instability as a result of historical federal and local housing policies that excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost burdened with 25.9% spending 30% to 50% of their income on housing, and *Asian / API, Non-Hispanic* residents are the most severely cost burdened with 31.0% spending more than 50% of their income on housing (see Figure 28).

Figure 28: Cost Burden by Race in Tiburon

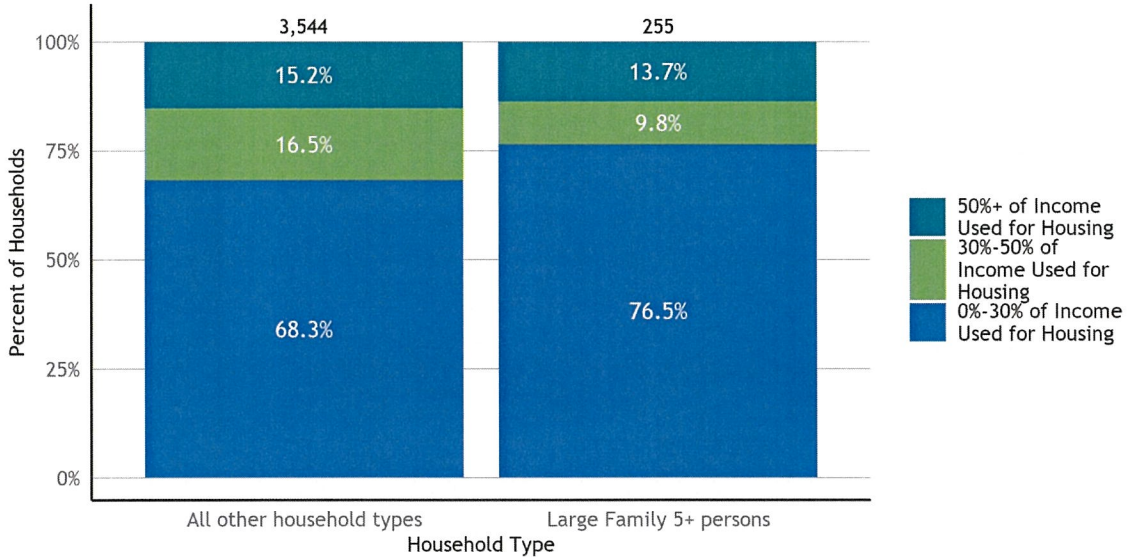


Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Large family households often have special housing needs due to a lack of available adequately sized affordable housing. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Tiburon, 9.8% of large family households experience a cost burden of 30%-50%, while 13.7% of households spend more than half of their income on housing. Some 16.5% of all other households have a cost burden of 30%-50%, with 15.2% of households spending more than 50% of their income on housing (see Figure 29).

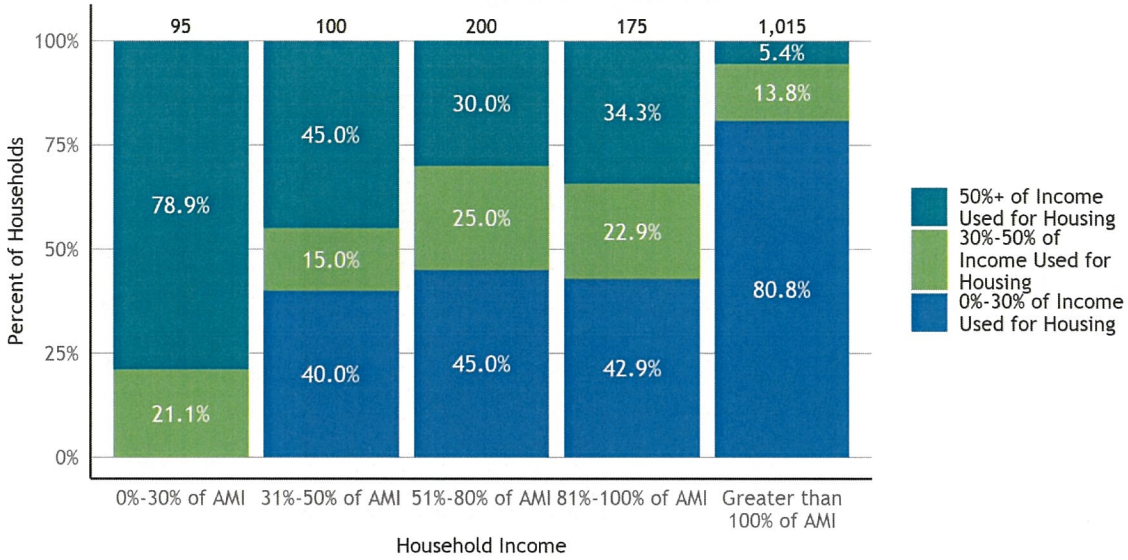
Figure 29: Cost Burden by Household Size in Tiburon



Universe: Occupied housing units
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 78.9% of seniors making less than 30% of AMI (i.e., extremely low income households) are spending the majority of their income on housing. For seniors making more than 100% of AMI, 80.8% are not cost-burdened and spend less than 30% of their income on housing (see Figure 30).

Figure 30: Cost-Burdened Senior Households by Income in Tiburon



Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

The fundamental strategy for addressing the Town's long-term overpayment problem is to create new opportunities for redevelopment to multifamily and mixed use housing with an emphasis on affordable housing. This is reflected in Program H-a *Focus Town Resources on Housing Opportunity Sites;* Program H-l *Redevelopment Funding;* Program H-m *Work with Non-Profits on Housing;* Program H-cc *Work with Non-Profits and Property Owners on Housing Opportunity Sites;* Program H-dd *Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinance;* and H-ee *Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.* Other policies and programs address housing overpayment directly, including Program H-w *Rental Assistance Programs*.

OVERCROWDING

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Tiburon, 4.2% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0% of households that own (see Figure 31). In Tiburon, 4.4% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0% for those who own.

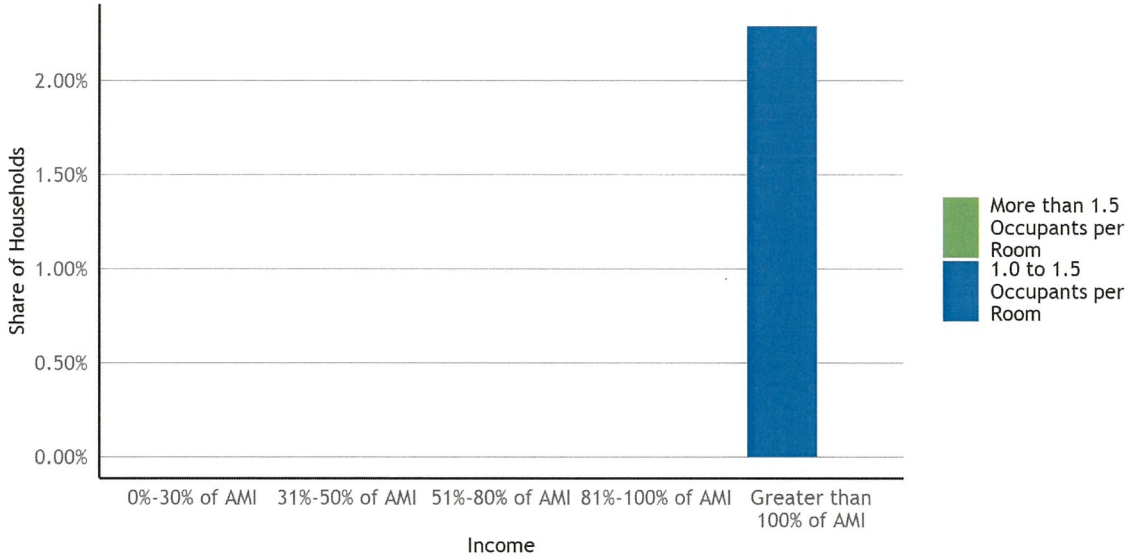
Figure 31: Overcrowding by Tenure and Severity in Tiburon



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

In many communities, overcrowding often disproportionately impacts low-income households. In Tiburon, 0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0% of households above 100% experience this level of overcrowding (see Figure 32). There are no extremely low overcrowded households in Tiburon.

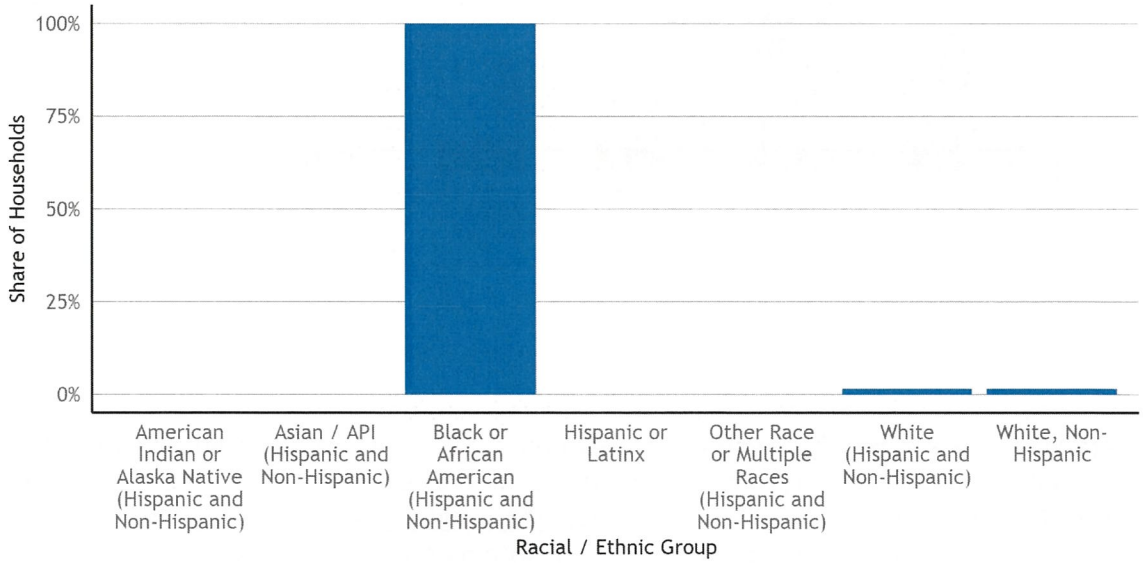
Figure 32: Overcrowding by Income Level and Severity in Tiburon



Universe: Occupied housing units
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Tiburon, the racial group with the largest overcrowding rate is *Black or African American (Hispanic and Non-Hispanic* (see Figure 33).

Figure 33: Overcrowding by Race in Tiburon



Universe: Occupied housing units

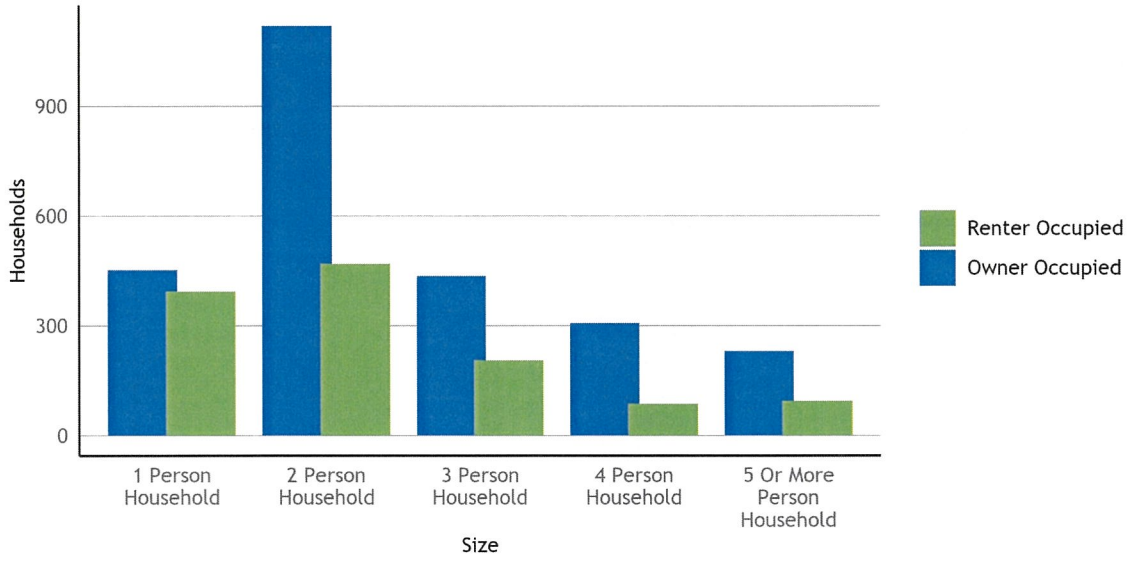
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

2.6 SPECIAL HOUSING NEEDS

LARGE HOUSEHOLDS

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Tiburon, for large households with 5 or more persons, most units (70.9%) are owner occupied (see Figure 34). In 2017, 3.9% of large households were very low-income, earning less than 50% of the area median income (AMI).

Figure 34: Household Size by Tenure in Tiburon

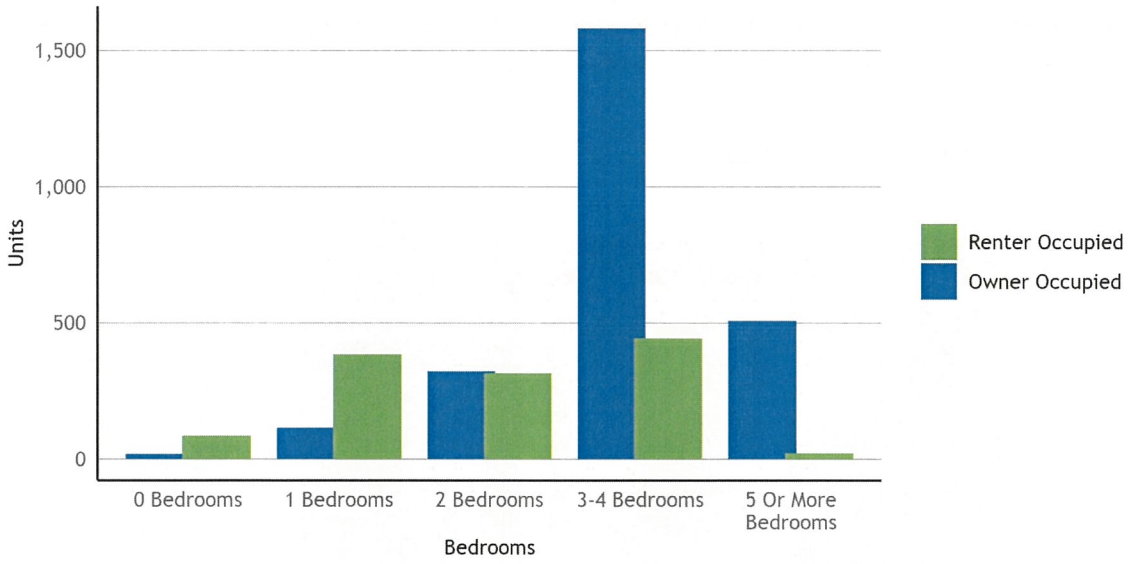


Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 2,555 units in Tiburon. Among these large units with 3 or more bedrooms, 18.2% are renter-occupied and 81.8% are owner-occupied (see Figure 35). The supply of large housing units with 3 or more bedrooms far exceeds the number of households with 5 or more persons (2,555 units vs. 326 large households), indicating that many households are over-housed. Increasing the supply of smaller units would assist smaller households, including senior households, to downsize, thereby rebalancing the

housing stock. Considering that 23.5% of large households are paying more than 30% of their income on housing costs (approximately 77 large households), there is also a need for affordable large units.

Figure 35: Housing Units by Number of Bedrooms in Tiburon



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Strategies and Programs to Meet the Projected Needs of Large Households

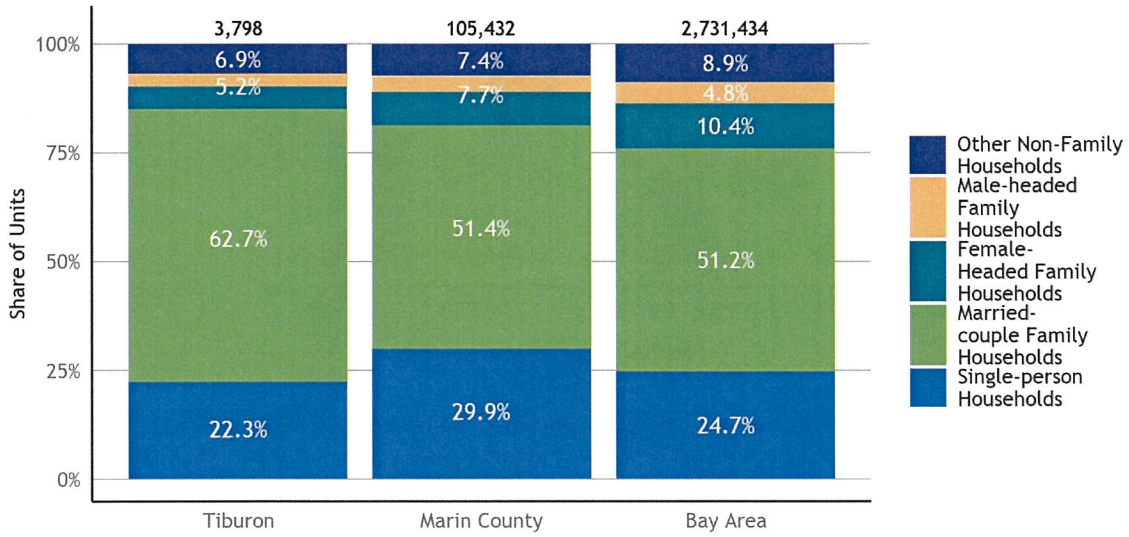
Large households would benefit from multifamily housing that includes childcare facilities. Housing with large-household units should be located near public transit, schools, parks and recreational facilities, and the library.

The preceding needs analysis indicates that the number of homes in Tiburon with three or more bedrooms is greater than the number of large families. In addition to providing more rental housing with 3 or more bedrooms, providing more units that enable seniors currently living in Tiburon to downsize can be an effective strategy to rebalance the housing stock. The Town's Inclusionary housing ordinance requires 10% of new units to be designed for special needs households, including affordable units with three or more bedrooms for large families and units for seniors. The Housing Element contain policies and programs to increase the diversity of the housing stock and provide more housing for large households including Program H-a *Focus Town Resources on Housing Opportunity Sites;* Program H-m *Redevelopment Funding;* Program H-n *Work with Non-Profits on Housing;* Program H-s *Provisions of Affordable Housing for Special Needs Households;* Program H-ff *Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law;* Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites;* and Program H-ee *Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinance.* More broadly, the Housing Element sets fundamental policy that commits the Town to planning for all households of all sizes and types and protecting all households from discrimination based on family status including Program H-b *Improve Community Awareness of Housing Needs, Issues and Programs,* Program H-q *Housing Discrimination Complaints*, and Program H-r *Reasonable Accommodation*.

FEMALE-HEADED HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Tiburon, the largest proportion of households is *Married-couple Family Households* at 62.7% of total, while *Female-Headed Households* make up 5.2% of all households.

Figure 36: Household Type in Tiburon

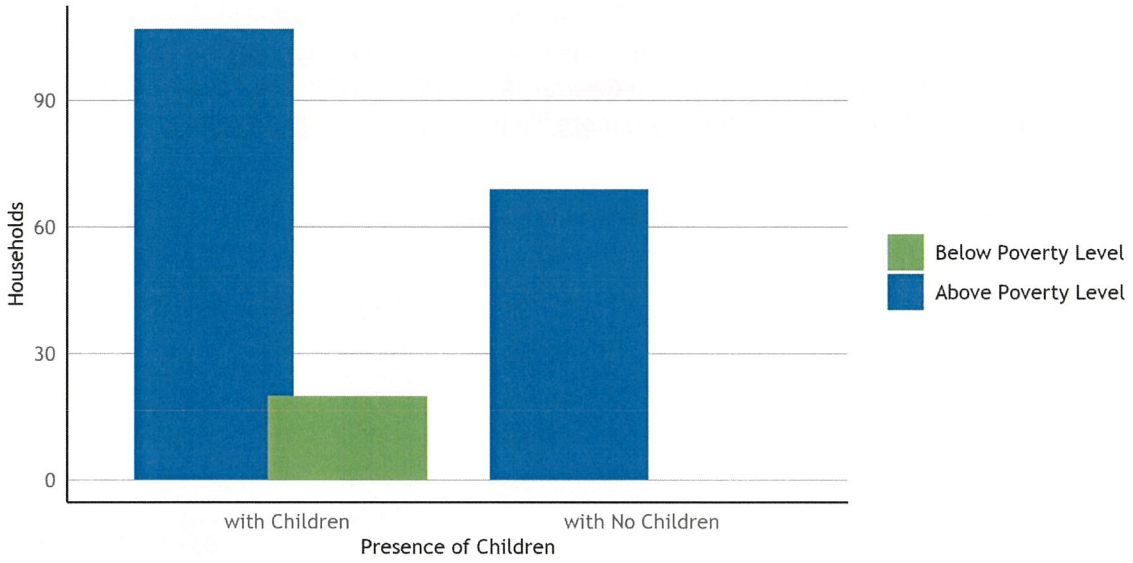


Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Tiburon, 15.7% of female-headed households with children fall below the Federal Poverty Line (20 households), while 0% of female-headed households *without* children live in poverty (see Figure 37). There is a limited supply of deed-restricted, affordable housing for female-headed households in Tiburon. Developments include the Hilarita Apartments (91 units), the Tiburon Hill Estates (16 units), and Point Tiburon Marsh (20 units). There is a need for affordable housing for female-headed households in Tiburon.

Figure 37: Female-Headed Household by Poverty Status in Tiburon



Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

Strategies and Programs to Meet Projected Needs

The Town's Inclusionary housing ordinance requires 10% of new units to be designed for special needs households, including Smaller, affordable residential units, especially for lower income single-person and single parent households. This Element includes policies and programs promoting affordable, multifamily housing near schools, services, and transit that would address the needs of many single-parent and female-headed households including Program H-a *Focus Town Resources on Housing Opportunity Sites;* Program H-m *Redevelopment Funding;* Program H-n *Work with Non-Profits on Housing;* Program H-s *Provisions of Affordable Housing for Special Needs Households;* Program H-ff *Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law;* Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites;* and Program H-ee *Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinance.*

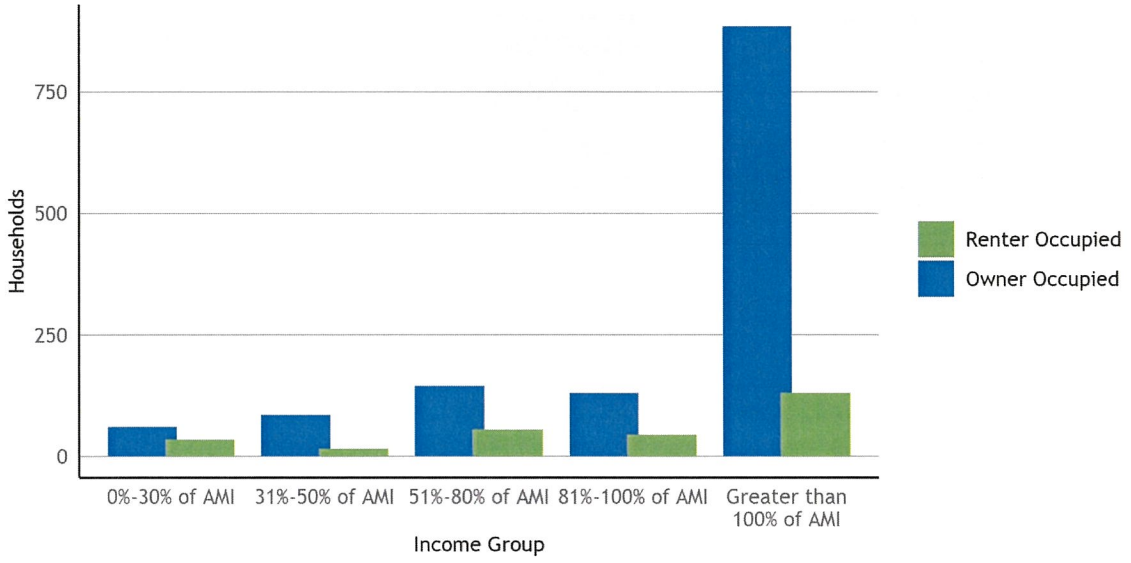
This Housing Element recognizes the potential for discrimination against families with children and include policies and program to protect household base on family status including Program H-b *Improve Community Awareness of Housing Needs, Issues and Programs,* Program H-q *Housing Discrimination Complaints*, and Program H-r *Reasonable Accommodation.*

SENIORS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. ~~The largest proportion of~~Most senior households who rent make *Greater than 100% of AMI*, ~~while the largest proportion of~~as do most senior households who are homeowners ~~falls in the income group *Greater than 100% of AMI*~~ (see Figure 38). Extremely low income (0-30% AMI) senior households are more likely to be owners than renters.

Figure 38: Senior Households by Income and Tenure in Tiburon



Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

There are limited options for seniors seeking deed-restricted, affordable housing. There are only two affordable housing developments dedicated to seniors: Cecilia Place with 16 studios for low-income seniors, and Bradley House with 15 units for low-income elderly/disabled individuals. Both have waiting lists. As discussed previously, the majority of low-income senior residents are cost-burdened. There is a need for affordable senior housing, as well as strategies to help seniors to generate income through ADUs, JADUs, and homesharing so they may age in place.

There is no senior independent living, assisted living, residential care, or skilled nursing care facilities in Tiburon. With nearly 12% of the Tiburon population is age 75 or older, there is a critical need for these types of facilities.

Strategies and Programatic Responses to Meet Projected Senior Housing Needs

The Town of Tiburon offers services for senior residents through the Belvedere-Tiburon Joint Recreation Committee, The Ranch, including smart phone and tablet training; exercise, dance, and yoga classes; art, music, and language classes; games; and recreation events. The Division of Aging and Adult Services of the Marin County Department of Health and Human Services supports a variety of programs to senior citizens through a network of local non-profit organizations and governmental agencies in Marin County. Services include assisted transportation; food pantries and home-delivered meals; mental health and counseling services; legal aid and advice; adult protective services; in-home supportive services; and public health nursing programs.

The Town's Inclusionary housing ordinance requires 10% of new units to be designed for special needs households, including affordable senior housing. This Element includes policies and programs that would address the needs of many senior households, including those who are disabled, and increase the diversity of the housing stock. Programs include H-a *Focus Town Resources on Housing Opportunity Sites;* Program H-m *Redevelopment Funding;* Program H-n *Work with Non-Profits on Housing;* Program H-s *Provisions of Affordable Housing for Special Needs Households;* Program H-ff *Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law;* Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites;* and Program H-ee *Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinance.* In addition, programs are included to assist low-income, including extremely low income, seniors in upgrading their homes (Program H-v *Rehabilitation Loan Program*), maintaining affordability of rentals (Program H-aa *Tenant Protection Strategies*), and remaining in their homes by sharing housing costs with another individual (Program H-f *Provide Home Match Service)*.

Accessory dwelling units are important options for some seniors. Program H-hh *Outreach and Education for Accessory Dwelling Unit Development* is designed to assist seniors in enhancing the affordability of their existing home, either by occupying the new ADU or renting it.

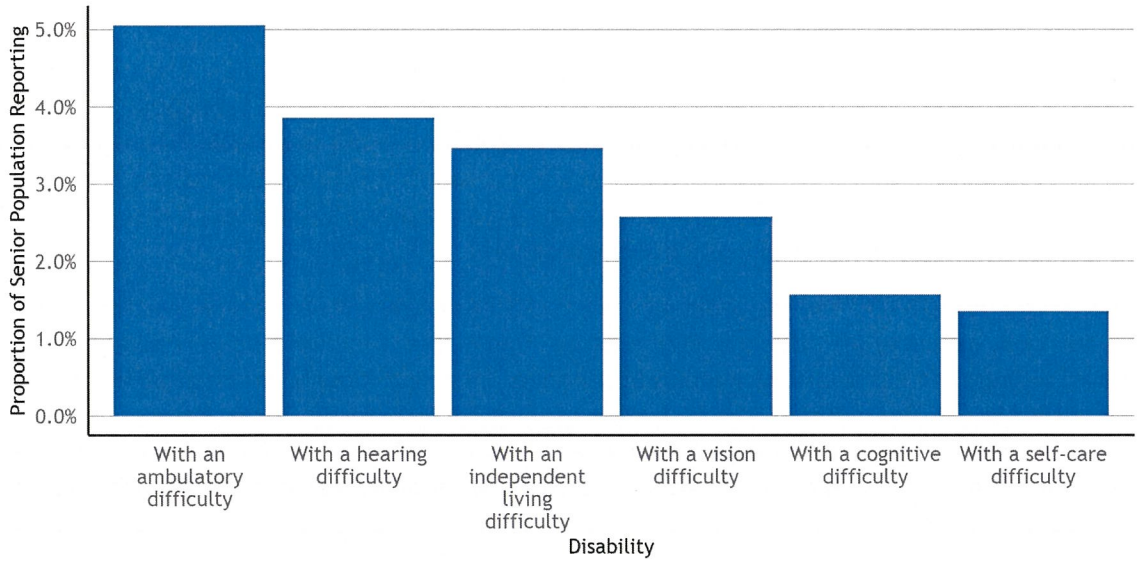
PEOPLE WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 39 shows the rates at which different disabilities are present among residents of Tiburon. Overall, 9.9% of people in Tiburon have a disability of any kind. [24]

[24] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Figure 39: Disability by Type in Tiburon



Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Tiburon, of the 22 people with a developmental disability, half are children under the age of 18, and half are adults.

The most common living arrangement for individuals with disabilities in Tiburon is the *home of parent /family /guardian*.

Table 7: Population with Developmental Disabilities in Tiburon

Residence Type	Number
Home of Parent /Family /Guardian	20
Independent /Supported Living	4
Other	0
Foster /Family Home	0
Intermediate Care Facility	0
Community Care Facility	0

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

Persons with disabilities face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, represent a wide range of housing needs. Housing designed to be barrier-free, with accessibility modifications, proximity to services and transit, and group living opportunities are some of the considerations and accommodations that are important in serving this need group. The need for affordable, handicapped-accessible housing will increase as the population ages.

Living arrangements for the disabled vary, depending on the type and severity for their disability, as well as personal preference and lifestyle. Many disabled people live independently at home with the help of family. Assistance may be necessary to maintain independent living, including income support, accessibility improvements to the home, and in-home supportive services.

Housing types that address the needs of the disabled include:

- single-room occupancy units;
- group homes for specific need groups with support services;
- set-asides in larger multifamily affordable projects including senior housing developments.

Strategies and Programs to Meet Projected Disabled Persons Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Title 24 of the State Uniform Building Code mandates that all new multi-family residential construction projects containing six or more units must conform to specific disabled adaptability/accessibility regulations. The Title 24 mandate and high-density residential zoning address the needs of several categories of disabled persons, especially the needs of people with physical disabilities. The needs of other disabled people, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of the disabled population can only live successfully in housing that provides a semi-sheltered, semi-independent living, such as clustered group housing or other group living quarters. Others are capable of living independently if affordable units are available. Group homes caring for up to 6 persons are allowed by right in all residential districts.

Policies and programs in this Housing Element recognize the special needs of disabled persons including basic civil rights in housing, the need for physical accommodation, and the difficulty many disabled persons have finding housing they can afford. Programs H-b I*mprove Community Awareness of Housing Needs, Issues, and Programs* and H-g *Conduct Outreach for Developmentally Disabled Housing Providers* will inform residents of services and resources available to them, while Programs H-p *Housing Discrimination Complaints* and H-q *Reasonable Accommodation* will help to ensure fair housing for disabled persons. In addition, the Town has adopted procedures for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures.

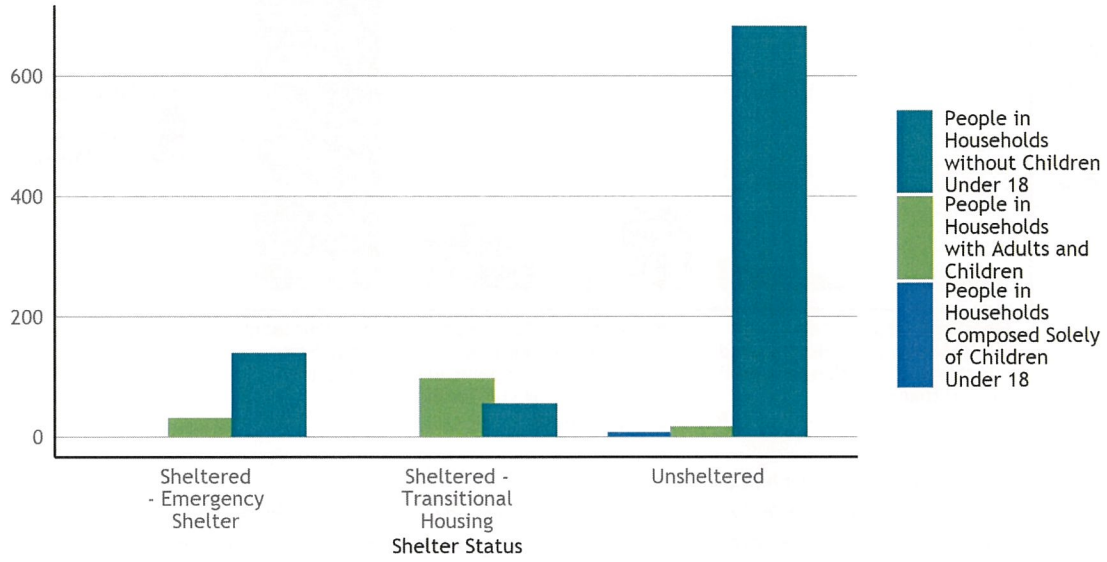
As described above, the Town's Inclusionary housing ordinance requires 10% of new units to be designed for special needs households, including affordable units that are built for, or can easily and inexpensively be adapted for, use by people with disabilities The Element includes policies and programs that would address the needs of many disabled households, including Program H-a *Focus Town Resources on Housing Opportunity Sites;* Program H-m *Redevelopment Funding;* Program H-n *Work with Non-Profits on Housing;* Program H-s *Provisions of Affordable Housing for Special Needs Households;* Program H-ff *Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law;* Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites;* and Program H-ee *Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinance.*

HOMELESSNESS

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Marin County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have

children, 77.7% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 40).

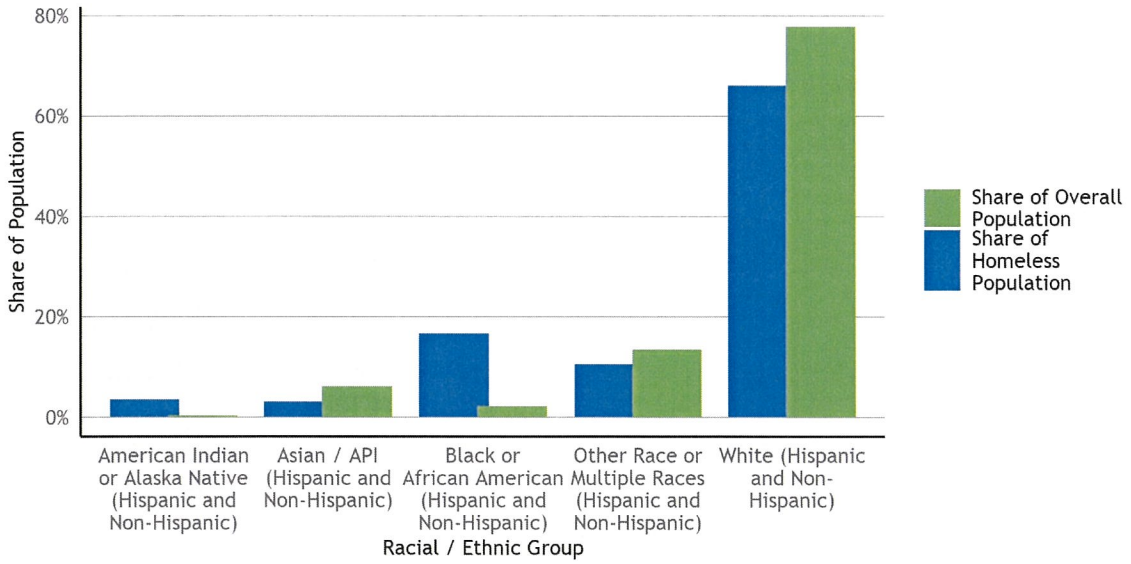
Figure 40: Homelessness by Household Type and Shelter Status, Marin County



Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

People of color are more likely to experience poverty and financial instability as a result of historical federal and local housing policies that excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Marin County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.2% of the homeless population, while making up 77.8% of the overall population (see Figure 41).

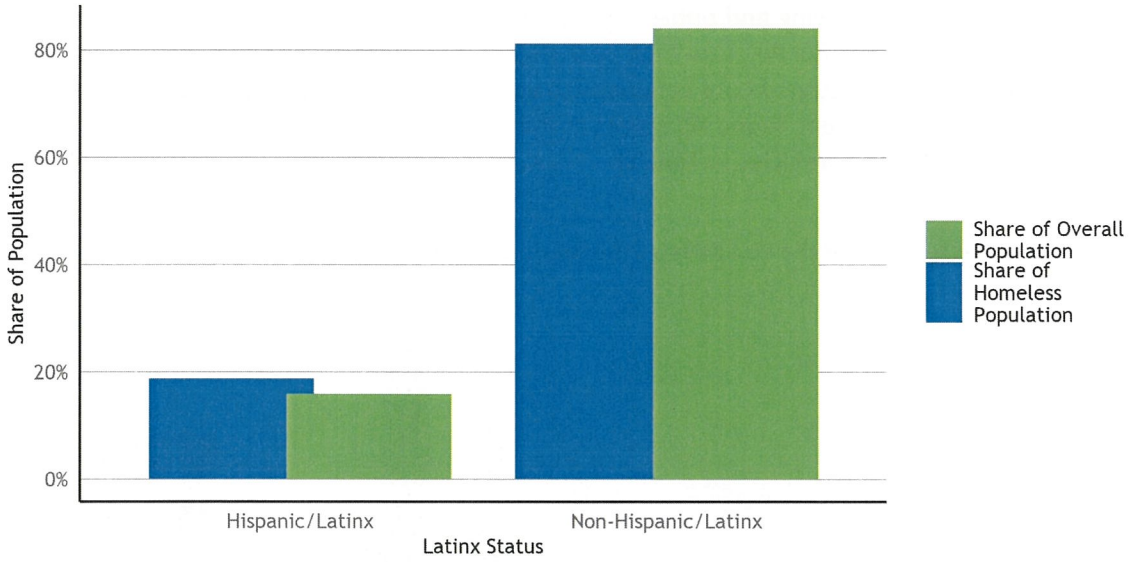
Figure 41: Racial Group Share of General and Homeless Populations, Marin County



Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

In Marin, Latinx residents represent 18.8% of the population experiencing homelessness, while Latinx residents comprise 15.9% of the general population (see Figure 42).

Figure 42: Latinx Share of General and Homeless Populations, Marin County



Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

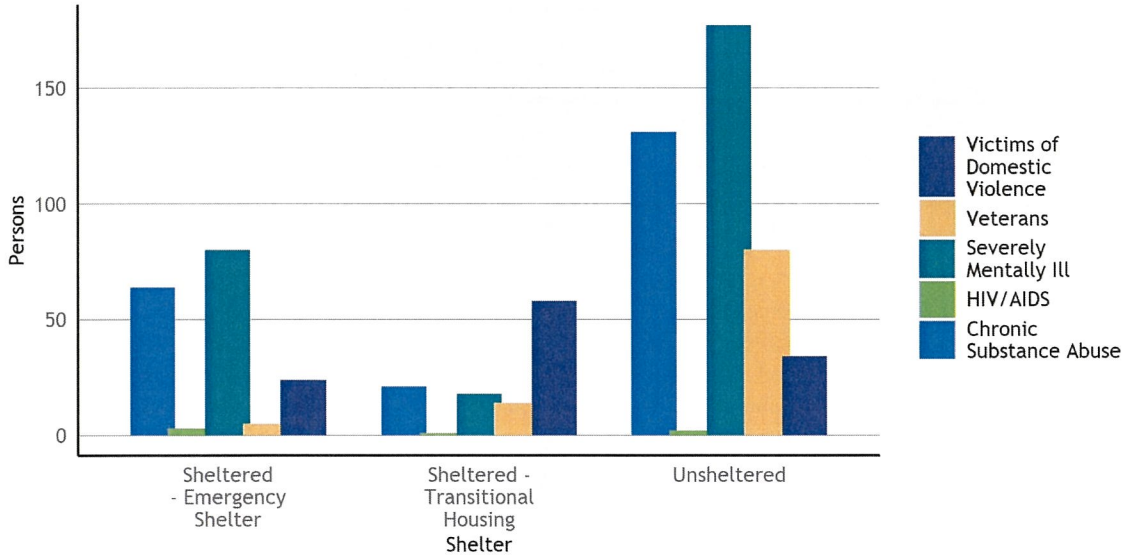
Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Marin County, homeless individuals are commonly challenged by severe mental illness, with 275 reporting this condition (see Figure 43). Of those, some 64.4% are unsheltered, further adding to the challenge of handling the issue.

The 2019 Marin Homeless Count and Survey Comprehensive Report counted a total of 1,034 homeless people throughout Marin County on January 28, 2019. Sixty-eight percent, or 703 people, were unsheltered. According to the report, there were no unsheltered or sheltered homeless people in Tiburon on that day. [25]

[25] Applied Survey Research, Marin County Homeless Count & Survey Comprehensive Report 2019, retrieved on December 9, 2021, at https://www.marinhhs.org/sites/default/files/files/servicepages/2019_07/2019hirdreport_marincounty_final.pdf

As a result of social distancing and public health safety precautions for the COVID-19 pandemic, the County did not conduct a full Point-in-Time unsheltered homeless count and survey in 2021. Instead, the Marin County Continuum of Care conducted a vehicle count to help understand the existing state of homelessness. The count found 486 people living in vehicles in Marin County in 2021, and no homeless people living in vehicles in Tiburon.

Figure 43: Characteristics for the Population Experiencing Homelessness, Marin County



Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

In Tiburon, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Marin County has seen a 29.9% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table 8: Students in Local Public Schools Experiencing Homelessness

Academic Year	Tiburon	Marin County	Bay Area
2016-17	0	976	14,990
2017-18	0	837	15,142
2018-19	0	1,126	15,427
2019-20	0	1,268	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

The Tiburon Chief of Police reports that there are no homeless encampments or people living in vehicles on permanent basis. Occasionally, a transitory homeless person will stay in the Town for a short time and then move to areas where homeless services are available. According to the Police Chief, there are a lack of homeless and mental health services in Marin County which the jurisdictions are working together to address.

Strategies and Programs to Meet Projected Needs

Although there are no reports of people experiencing homelessness in Tiburon, the Town recognizes that homeless populations tend to congregate in communities with services and that homelessness is a countywide problem that must be addressed inter-jurisdictionally. The Town contributes to Marin Countywide Homeless Fund and collaborates with other Marin jurisdictions to develop resources, facilities, and programs to address homelessness. The Town allows emergency shelters as a permitted use in commercial districts and defines define transitional and supportive housing as residential uses and to allow these uses in all zones that allow residential uses, subject to the same restrictions as housing of the same type. This Housing Element includes Policies H-B4 *Countywide Efforts to Address Housing for the Homeless,* H-B5 *Emergency Shelter Facilities Located in Tiburon,* H-B7 *Transitional and Supportive Housing,* and H-B8 *Emergency Housing Assistance* and Program H-t *Emergency Housing Assistance* that renews the Town's commitment to participate in and allocate funds for Countywide programs providing emergency and transitional shelter and related counseling services.

FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have

temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Tiburon, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

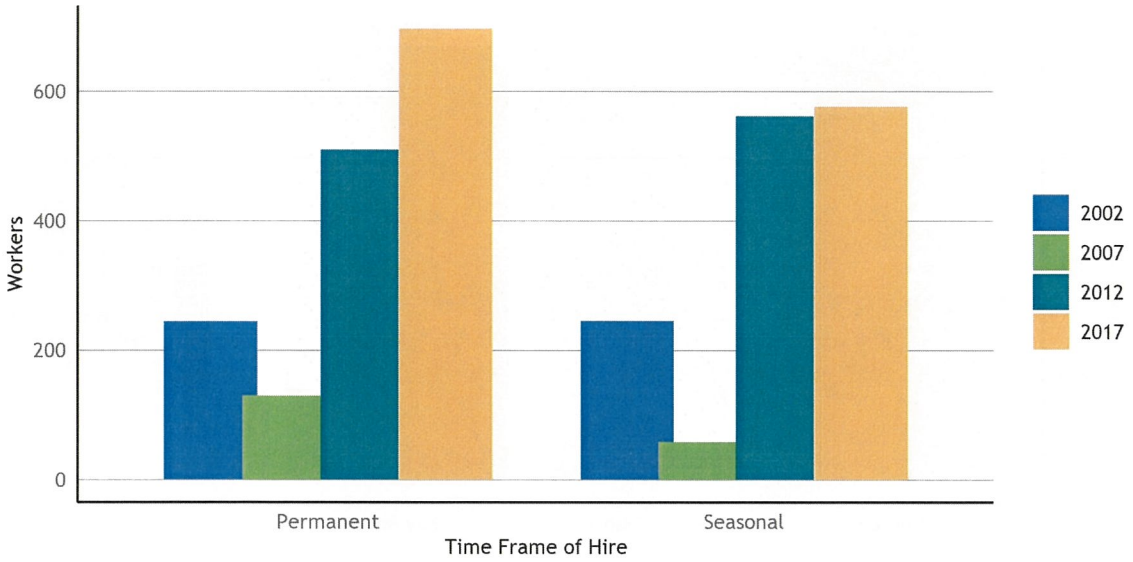
Table 9: Migrant Worker Student Population

Academic Year	Tiburon	Marin County	Bay Area
2016-17	0	0	4,630
2017-18	0	0	4,607
2018-19	0	11	4,075
2019-20	0	0	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farmworkers in Marin County has increased since 2002, totaling 697 in 2017, while the number of seasonal farm workers has increased, totaling 577 in 2017 (see Figure 44).

Figure 44: Farm Operations and Farm Labor, Marin County

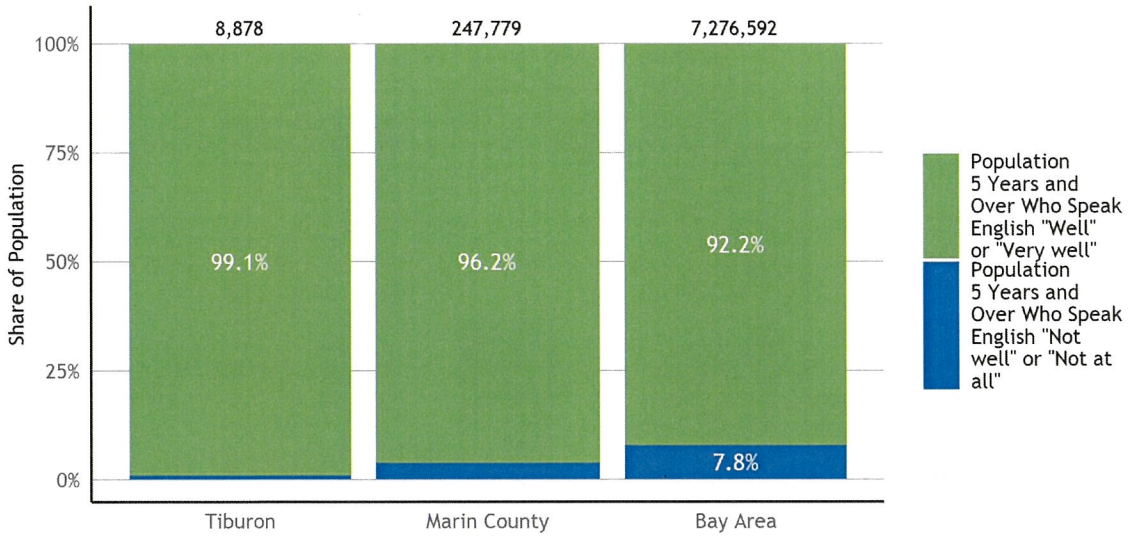


Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Tiburon, 0.9% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Marin County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Figure 45: Population with Limited English Proficiency



Universe: Population 5 years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

Strategies and Programs to Meet Projected Needs

While less than 1% of Tiburon's population identify as someone with limited English proficiency, the Town recognizes the need to include all residents in outreach efforts and policy making, including those yet to locate to the Town. Program H-d *Inclusive Outreach* directs the Town to conduct targeted outreach to underrepresented community members, including people who do not speak English as a first language. The Town will provide housing-related materials and surveys in Spanish, provide language translation on the Town's website, and conduct focus groups with underrepresented community members.

3.0 HOUSING SITES

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under state law (*California Government Code* §65583), adequate sites are those with appropriate zoning designations and development regulations – with public facilities and facilities – needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Tiburon are addressed here.

3.1 REGIONAL HOUSING NEEDS ALLOCATION FOR 2022-2030

The California Department of Housing and Community Development (HCD) is required to allocate the region's share of the statewide housing need to Councils of Government (COGs) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COGs in turn are required to prepare Regional Housing Need Plans allocating the region's share of the statewide need to cities and counties within the region. The quantification of each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA).

The RHNA is a minimum number. Jurisdictions may plan for and accommodate a larger number of dwelling units. Jurisdictions must identify adequate sites at appropriate densities and development standards to accommodate the RHNA allocation. Jurisdictions must also show how they will facilitate and encourage development of these units, but they are not required to build or finance the units.

HCD has allocated 441,176 units to the nine-county Bay Area as the region's share of the statewide housing need for the period 2022 through 2030. The Association of Bay Area Governments (ABAG), the region's COG, adopted a RHNA for the 2022-2030 planning period that assigns 14,405 housing units to Marin cities and towns and the county unincorporated area. The Town of Tiburon's Regional Housing Need Allocation is 639 units (Table ~~9~~10). The Town estimates the projected need for units affordable to extremely low income households to be 50% of the very low income need, or 97 units.

Table 10: Tiburon's Regional Housing Need, June 30, 2022, to December 31, 2030

Income Category	Units
Very Low Income	193
Low Income	110
Moderate Income	93
Above Moderate Income	243
Total	639

3.2 SITES INVENTORY

Most of the sites within residential zones in the Town are built out or are not viable for development due to environmental or topographic constraints, and therefore offer very limited new housing opportunities. The Town recognizes that it must provide opportunities for high density residential development outside of traditional residential zones. To achieve this goal and provide the density needed to meet the RHNA within the planning period, most of the multifamily sites are in mixed use zones that allow housing.

The development of the Sites Inventory is based on analysis of the Town's Zoning Ordinance and General Plan Land Use Element, Marin County Assessor's information, the County's geographical information system (MarinMap), field surveys, aerial photographs, and the Planning Department property files. Site analysis also included staff knowledge of existing conditions and underutilized land, development interests expressed by property owners, community input, and market trends.

In addition, the sites were assessed based on the proximity to transit and the Ferry Terminal; access to jobs and high performing schools; access to amenities such as parks and community services; access to schools and grocery stores; and proximity to available infrastructure and utilities.

Two of the sites projected to accommodate lower-income housing were identified in the previous Housing Element planning period (Sites 3 and 4), although these sites ~~were recently~~will be rezoned pursuant to Program H-jj to ~~increasing~~ increase the maximum residential density from 20.7 units per acre to 35 units per acre (with a minimum required density of 30 units per acre), thereby greatly enhancing the financial feasibility and marketability of the parcels. The Reed Union School District owns Site 8. All of the other proposed sites are not publicly owned or leased.

The Sites Inventory includes developed, non-residential properties that can be redeveloped for mixed-use development that includes residential use, as well as the potential for new single-family homes on vacant sites and accessory dwelling units (ADUs). The inventory lists individual sites by address, parcel number, General Plan land use designation, zoning district, parcel size, allowable density, realistic development capacity, and the anticipated units by income category.

Eight of the nine multifamily sites that can accommodate lower-income housing are nonvacant but are expected to be redeveloped during the planning period as described in Section 3.3.

In all cases, infrastructure, including water, sewer, and utilities (electricity, natural gas, telephone, cable, internet, and cellular service) is available at or adjacent to the site.

The Marin Municipal Water District (MMWD) provides water to the Town of Tiburon as well as the incorporated cities and towns of San Rafael, Mill Valley, Fairfax, San Anselmo, Ross, Larkspur, Corte Madera, Belvedere and Sausalito and communities in unincorporated areas of Marin County. MMWD's primary water supply is local surface water obtained from rainfall collected from a watershed with six reservoirs. The District receives a supplemental water supply from the Sonoma County Water Agency. The District's *2020 Urban Water Management Plan (UWMP)* has determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. Thus, water supply is sufficient to accommodate population growth in Tiburon associated with the development of 639 new residential units, which is estimated at approximately 1,566 new residents (2.45 persons per household). However, the 2020 UWMP was prepared based upon the Association of Bay Area Government 2017 population projections, and therefore does not account for population projections associated within the 6th cycle Housing Element updates for all of the jurisdictions within MMWD's service area. The aggregate RHNA

for these jurisdictions would result in significantly more residential units within MMWD's service area than what was considered in the UWMP. MMWD must update the Urban Water Management Plan every five years to accommodate new and projected population growth, and the District intends to update the plan to reflect the 6th cycle RHNA and to ensure sufficient water supplies to support the anticipated increase in residential development. Water distribution lines are located at or nearby all of the parcels listed in the Sites Inventory.

Sewage collection and treatment is provided by several agencies, depending upon the location of the parcel. The Richardson Bay Sanitary District provides wastewater collection facilities and services, and the Sewerage Agency of Southern Marin provides wastewater treatment for properties located in the western area of Tiburon near the town of Corte Madera. Sanitary District No. 2 provides collection services, and the Central Marin Sanitation Agency treats the wastewater for properties located in the northern area of Tiburon. The eastern end of the Tiburon peninsula is served by Sanitary District No. 5, which provides both wastewater collection and treatment. All agencies have sufficient capacity to serve the additional planned housing units. Sewer lines are located at or nearby all of the parcels listed in the Sites Inventory.

Chapter 727, statues of 2005, requires water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. MMWD and the wastewater agencies are aware of the statute.

Chapter 727 also requires cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers within a month after adoption. The Town will comply with this requirement.

Sites 1-7, 9, and A-~~G~~ H are located in, or partially in, a Special Flood Hazard Area with a 1 percent or greater chance of flooding within any given year. The Town requires all new buildings in Special Flood Hazard Areas to be built with finished floors at least two feet above base flood elevations established by FEMA. This requirement has been taken into account when modeling potential building forms and evaluating unit capacities on each site. Due to the presence of a high water table, no underground parking was assumed in the modeling, which greatly reduces development costs and increases feasibility of the project. Furthermore, new development standards created for the purpose of implementing the new Mixed Use and Main Street zoning districts ensure the unit capacities identified in Table 11 can be achieved on each parcel. New buildings are required to comply with the Town's ordinances that address flood damage prevention, which are contained in Chapter 13D of the Municipal Code. While they add to the cost of development, they are considered necessary for the safety and welfare of residents, and they have not deterred other redevelopment projects in the Downtown. As a result, the presence of the floodplain and the potential for flooding is not a constraint on development.

All housing opportunity sites are located in the Wildland-Urban Interface (WUI), as are virtually all parcels in Tiburon. The California Building Code addresses the wildland fire threat to structures by requiring that structures located in state or locally designated WUI areas be built of fire-resistant materials. Both the Tiburon Fire Protection District and the Southern Marin Fire District, which serve Tiburon, have adopted more stringent building standards for new construction and require a vegetation management plan to create and maintain defensible space. While these requirements may add to the cost of development, they are considered necessary for the safety and welfare of the residents, and they are not expected to constrain new housing development in the planning period.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) SITE ANALYSIS

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[26] and a commitment to specific meaningful actions to affirmatively further fair housing[27]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes[28].

In addition, it:

- Requires the state, cities, towns, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing and prohibits them from taking actions materially inconsistent with their AFFH obligation.
- Adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021.
- Includes in the Housing Element's AFFH analysis a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

The full AFFH analysis is contained in Appendix D. In summary, the analysis finds:

- The Town should do more outreach on fair housing laws and available services. The Housing Element contains several programs to address this need.
- Tiburon's population is mostly White (81.6%), but the population is becoming more diverse and the Town is becoming less segregated.
- The Town's RHNA strategy does not disproportionately place lower or moderate income units in lower opportunity areas or in areas with higher concentrations of racial/ethnic minority populations, people with disabilities, single-parent households, low or moderate income households, or cost-burdened renters.
- RHNA sites in Tiburon do not exacerbate existing fair housing conditions and ensure future households have adequate access to a variety of opportunities.
- The Town's RHNA strategy ensures that new housing units affordable to all income levels are integrated throughout the Town.

ABAG's regional housing allocation methodology for the 6th housing element cycle was specifically designed to direct more housing growth to high resource areas with higher rates of segregation, like

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[26] While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

[27] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

28 A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

Tiburon, in an effort to achieve more balanced and integrated communities across the Bay Area region. As a result, the RHNA allocation is, in itself, a tool to address housing disparities, and Tiburon's exceptionally high RHNA (8 times the previous cycle vs. 2.4 for the regional allocation) is a primary means for providing more housing opportunities for all and achieving a more diverse population. In addition, the housing element contains several programs to promote housing mobility and improve new housing opportunities throughout the Town for existing residents and the broader region. These include actions to 1) ensure fair housing opportunities are provided and landlords understand their responsibilities under fair housing laws (Programs H-b, H-q, and H-hh); provide rental assistance to make existing apartments more affordable (Program H-x); and provide home match programs to expand affordable housing opportunities (Program H-f). See Table 23 for detailed information on these programs.

With the exception of the Reed School and Mar West sites (Sites 8 and 9), multifamily sites identified to accommodate the lower-income housing need are concentrated in the downtown. In an effort to ensure housing affordable to lower income households was distributed throughout the community, the Town undertook a parcel-by-parcel analysis of all sites outside of the Downtown that were appropriate for high-density multifamily housing and met the following criteria:

1. Over ½ acre;
2. Within walking distance of public transit facilities and services;
3. Not designated as open space; and
4. Not located on steep slopes that were infeasible for high-density multifamily housing.

Only two sites met these criteria: the Cove Shopping Center at 1 Blackfield Drive (approximately 2.9 acres) and the Tiburon Baptist Church at 445 Greenwood Beach Rd. (approximately 3.2 acres). Both sites were evaluated at a community workshop, through surveys, and by the Planning Commission and Town Council. For the Cove Shopping Center site, the community explored a mixed use development concept with a residential density of 25-30 units per acre, yielding 72-86 units. For the Tiburon Baptist Church site, the community considered a townhome development concept at 20-25 units per acre, yielding 63-79 units. In both instances, the property owners wrote letters to the Town stating that they were not interested in redeveloping their properties and requesting that their properties not be rezoned and be removed from the housing site inventory the Town was preparing for the housing element update. Nonetheless, Program H-kk states the Town will consider rezoning these sites for lower-income housing if the property owner indicates future interest in redeveloping or adding housing to these sites.

Sites 1-7 are identified to meet approximately 90% of the Town's lower income RHNA. Nonetheless, these sites improve housing mobility and housing choice throughout Town by providing smaller and affordable units that allow seniors currently living in Tiburon to downsize while remaining in Town, as well as units for young adult children who are starting careers and families. Furthermore, the housing sites are interspersed among other downtown sites that are identified for moderate and above moderate income housing, thereby ensuring a balanced and integrated residential community in the downtown area. New residents will be able to access community facilities and amenities in the downtown, including the library, the Town Plaza, and the ferry, as well as community activities such as Friday Nights on Main and Holiday, Chanukah, Diwali, and Juneteenth celebrations. The Downtown chapter of the Town's General Plan supports the redevelopment of downtown to provide a vibrant residential neighborhood, a walkable district, and a center for community life. These improvements will result in an equitable quality of life for all Tiburon residents.

Site H is not located downtown and has a minimum development capacity of 93 units. Although this site was not identified for a 100% affordable housing project due to its distance from services and transit stops, the site will provide some affordable units under the Town's inclusionary ordinance. This will help to improve the balance of lower income units throughout the Town.

Table 11: Sites Inventory

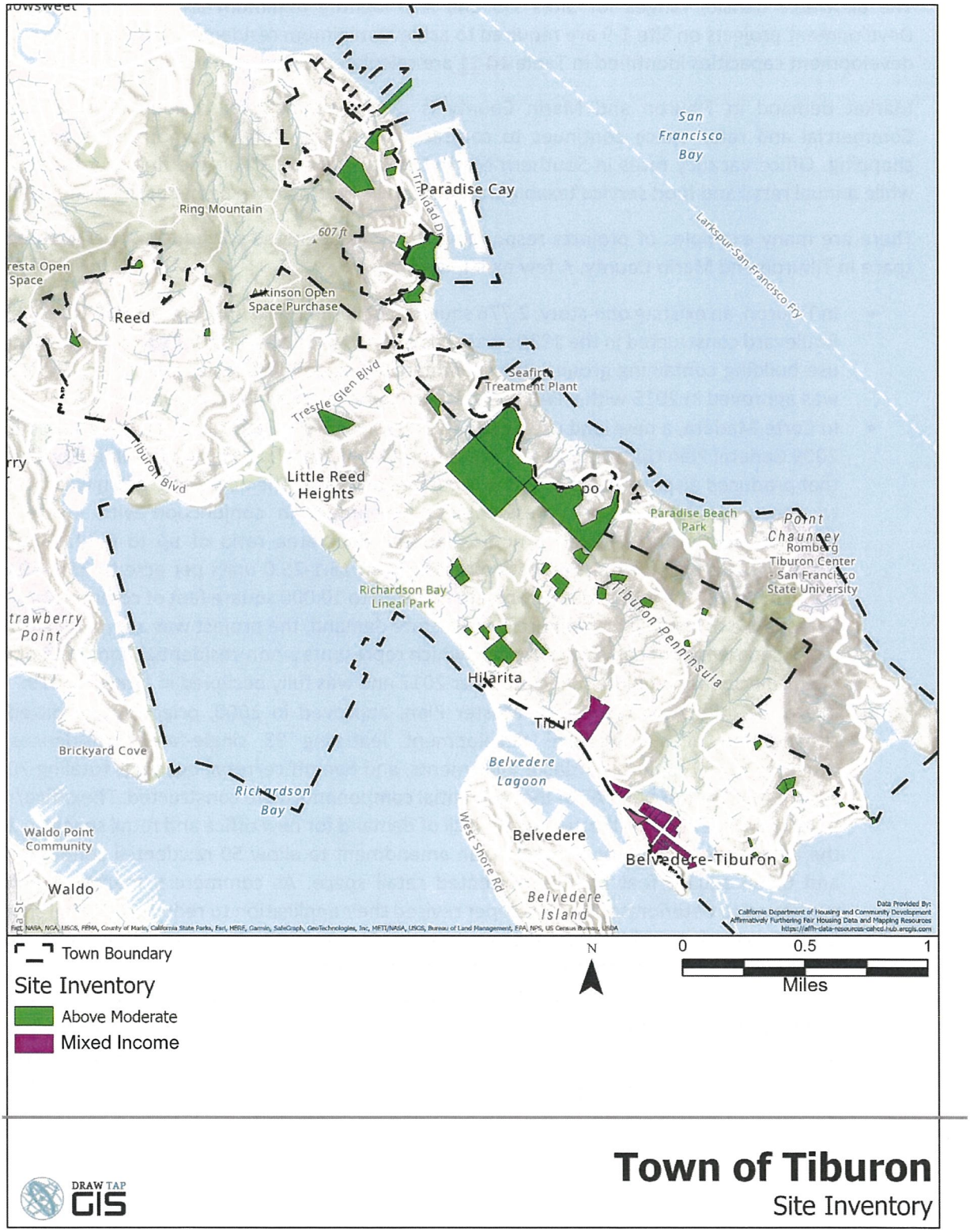
Site #	Parcel Number	Address	GP Designation Existing/ Proposed	Zoning District Existing/ Proposed	Size (acres)	At Proposed Zoning District						Environmental Constraints
						Allowable Density (du/ac)	Realistic Develop. Capacity	Very Low	Low	Mod.	Above Mod.	
1	058-171-91	1525 Tiburon Blvd	NC / MU	NC / MU	0.66	30-35	19	11	8	0	0	Flood Hazard Area, Wildland Urban Interface (WUI)
2	058-171-43	1535 Tiburon Blvd	NC-AHO / MU	NC-AHO / MU	0.72	30-35	21	13	7	1	0	Flood Hazard Area, WUI
3	058-171-47	1601 Tiburon Blvd	NC-AHO / MU	NC-AHO / MU	0.57	30-35	17	10	5	2	0	Flood Hazard Area. WUI
4	058-171-86	4 Beach Rd	NC-AHO / MU	NC-AHO / MU	1.07	30-35	32	20	10	2	0	Flood Hazard Area, WUI
5	060-082-57	1550 Tiburon Blvd	NC / MU	NC / MU	2.21	30-35	66	41	21	4	0	Flood Hazard Area, WUI
6	059-101-03	1620 Tiburon Blvd	NC / MU	NC / MU	0.27	30-35	26	16	8	2	0	Flood Hazard Area, WUI
	059-101-04	1640/50 Tiburon Blvd	NC / MU	NC / MU	0.6							Flood Hazard Area, WUI
7	059-102-15	6 Beach Rd	NC / MU	VC / MU	0.41	30-35	39	24	12	3	0	Flood Hazard Area, WUI
	059-102-16	12 Beach Rd	VC / MU	VC / MU	1							Flood Hazard Area, WUI
8	058-151-41	1199 Tiburon Blvd.	VH – AHO/ VH-25	RMP-AHO/ R-4	2.9	20-25	58	36	18	4	0	~~Wildland Urban Interface (~~WUI~~)~~
9	058-171-70	1100 Mar West St	O / MU	O / MU	0.47	30-35	40	25	12	3	0	WUI
	058-171-68	1110 Mar West St	O / MU	O / MU	0.3							WUI
	058-171-69	1120 Mar West St	O / MU	O / MU	0.59							Flood Hazard Area, WUI
A	058-171-96	1555 Tiburon Blvd	NC-AHO / MU	NC-AHO / MU	0.86	30-35	25			11	14	Flood Hazard Area, WUI
B	058-171-97	1599 Tiburon Blvd	NC-AHO / MU	NC-AHO / MU	1.66	30-35	49			23	26	Flood Hazard Area, WUI
C	059-101-01	1600 Tiburon Blvd	NC-AHO / MU	NC-AHO / MU	0.39	30-35	11			5	6	Flood Hazard Area, WUI
D	059-101-02	1610 Tiburon Blvd	NC / MU	NC / MU	0.13	30-35	3			1	2	Flood Hazard Area, WUI
E	059-101-15	1660 Tiburon Blvd	NC / MU	NC / MU	0.43	30-35	12			5	7	Flood Hazard Area, WUI
F	059-101-14	1680 Tiburon Blvd	NC / MU	NC / MU	0.29	30-35	8			4	4	Flood Hazard Area, WUI

Site #	Parcel Number	Address	GP Designation Existing/ Proposed	Zoning District Existing/ Proposed	Size (acres)	At Proposed Zoning District						Environmental Constraints
						Allowable Density (du/ac)	Realistic Develop. Capacity	Very Low	Low	Mod.	Above Mod.	
G	059-102-27	26 Main St./ 2 Juanita Ln	VC / MS	VC / MS	0.43	20-25	8			4	4	Flood Hazard Area, WUI
H	038-142-02	4576 Paradise Dr	PDR/VH	RPD/R-3	9.58	10-12.4	93				93	Flood Hazard Area, WUI
ADUs	Various	Various	Various	Various	Various	Various	72	21	21	21	9	WUI
SF[1]	Various	Various	Various	Various	Various	Various	~~174~~106	0	0	0	~~17~~499	WUI
TOTAL							~~680~~705	217	122	95	~~246~~264	
RHNA							639	193	110	93	243	

[1] See Appendix C for parcel-specific list of vacant Single and Two-Family parcels and housing capacity.

~~Note: This draft Housing Element presumes adoption of GP redesignations and Zoning Code amendments for housing opportunity Sites 1-9 and A-G. This construction is meant only to simplify the editing process associated with the final document, not to presume an outcome before it happens. The document and analysis contained herein will be revised, as necessary, to reflect the adopted rezonings. It is the Town's intent to adopt permitted uses and development standards that support and facilitate the site and capacity analysis described in this section. All rezonings of housing opportunity sites will occur before the Housing Element is adopted.~~

Figure 46: Sites Map



3.3 DENSITY ASSUMPTIONS AND DEVELOPMENT TRENDS

The allowable density ranges for Sites 1-9 and A-G identify minimum and maximum densities. Development projects on Site 1-9 are required to achieve minimum residential densities. The realistic development capacities identified in Table ~~10~~ 11 are calculated based on minimum densities.

Market demand in Tiburon and Marin County is overwhelmingly for residential development. Commercial and retail space continues to contract due to the shift to remote work and online shopping. Office vacancy rates in Southern Marin County were 18.9% in the first quarter of 2022, while annual retail and food service taxable transactions in Tiburon have been declining since 2015.[29]

There are many examples of projects responding to market demand for housing over commercial space in Tiburon and Marin County. A few examples follow.

- In Tiburon, an existing one-story, 2,776 square foot commercial building at 1694-1696 Tiburon Boulevard constructed in the 1930s was redeveloped with a 3-story, 5,255 square foot mixed-use building containing ground-floor commercial use and two residential units. The project was approved in 2015 with a FAR of 1.43, exceeding the permitted maximum FAR.
- In Corte Madera, a new land use designation, Mixed-Use – Gateway Area was created in the 2009 General Plan Update for a 4.5 acre property which at the time was occupied by a factory that produced disposable polystyrene foodware products. The new designation was intended to encourage higher-density residential development in conjunction with local-serving commercial use and allowed a non-residential floor area ratio of up to 0.34. Allowable residential density for the site was increased from 15.1-25.0 units per acre to 25.1-40 units per acre. In 2011, the site was rezoned to allow up to 10,000 square feet of commercial space. In response to softening commercial real estate demand, the project was approved with only 3,000 square feet of commercial space, which represents a non-residential floor area of 0.02. The project was completed in September 2017 and was fully occupied in January 2019.
- In Novato, the Atherton Ranch Master Plan, approved in 2000, originally permitted the construction of a mixed-use development featuring 93 single-family residences, 23 townhomes, 40 senior affordable apartments, and two office/retail buildings totaling 70,550 square feet of floor area. All of the residential components were constructed. The office/retail buildings were not constructed due to lack of demand for new office and retail space. In 2015, the developer applied for a master plan amendment to allow 59 residential condominiums and 6,000 square feet of street-oriented retail space. As commercial market conditions continued to deteriorate, the developer revised their application to reduce the retail space to 1,340 square feet, which was approved by the City in 2017. The new residential units are currently being sold, but the retail space remains vacant.
- In San Rafael, the Northgate Mall Redevelopment project proposes a comprehensive redevelopment of the existing mall into an open-air "main street experience" surrounded by mixed-use development of retail and up to 1,441 residences. The project proposes to reduce the existing commercial retail from 775,677 sq. ft. to 225,100 square feet and construct high-

[29] California Department of Tax and Fee Administration, Taxable Sales by City, https://www.cdtfa.ca.gov/dataportal/charts.htm?url=TaxSalesCRCityCounty, accessed 5/26/22.

density multifamily residential buildings in the form of townhome units and five-seven story apartment buildings. The proposed project includes 138 affordable units.

As a result of existing market demand for residential units and a corresponding decline in demand for commercial, office, and retail space, the Town believes all mixed use sites will be developed at or near maximum residential density with the same or less commercial space as currently exists. The Mixed Use zone (MU) allows 100% residential use except at corner Ssites B and C ~~(e.g., Sites 3, 5, B and C)~~ where ~~there~~ a small amount of first floor commercial space is required.

The Town completed conceptual modeling on representative sites to determine unit capacities given site-specific development standards (including setbacks, building heights, and FAR maximums), parking requirements, and topographical and environmental constraints. The models assume unit sizes ranging from 900 to 1,200 square feet to represent a variety of unit types. Figures 47 -50 show existing conditions and conceptual models for four representative sites. The modeling demonstrates that the unit capacities identified in Table ~~10~~ 11 can easily be accommodated on the sites given the Town's development standards and parking requirements and assuming ground-floor commercial on mixed-use sites.

Figure 47: Existing Condition and Conceptual Model for Tiburon Blvd. East Corner Site



Figure 48: Existing Condition and Conceptual Model for Tiburon Blvd. East Mid-Block Site



Figure 49: Existing Condition and Conceptual Model for Tiburon Blvd. West Mid-Block Site

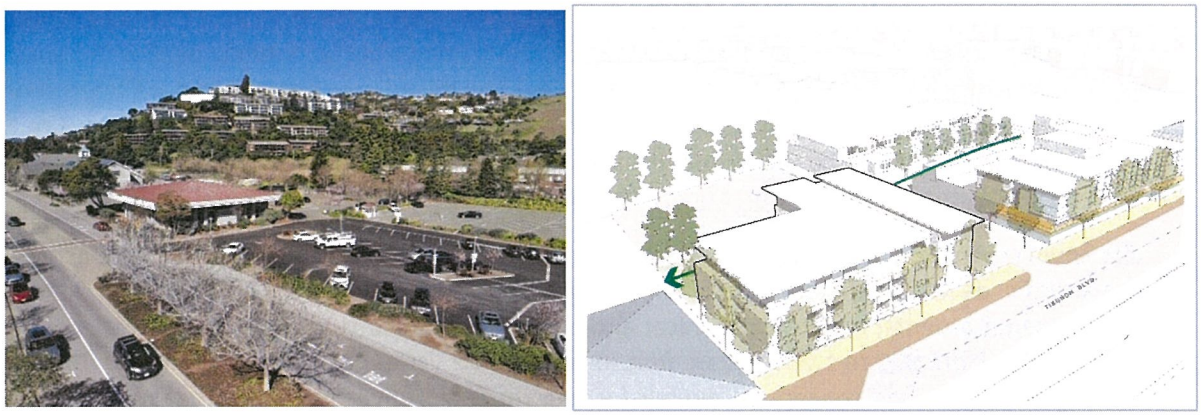


Figure 50: Existing Condition and Conceptual Model for Site 8



3.4 SITE AND CAPACITY ANALYSIS

Sites 1-9 are projected to accommodate a majority of the Town's lower-income need as identified in Table ~~10~~11. Existing conditions, residential density, unit capacity, and development potential of these sites are described below. The sites allow at least 20 units per acre, the "default density" for a suburban jurisdiction like Tiburon and are at least 1/2 acre. Most sites have an allowable maximum density of 35 du/ac. These conditions enable the economies of scale needed to produce affordable housing.

Sites C-G are not projected to accommodate a portion of the lower-income because they are smaller than ½ acre. Sites A and B are larger than ½ acre, but the current property owner has not expressed an interest in redeveloping the site for housing at this time. Nonetheless, the Town believes there is a high likelihood that Sites A and B will change ownership within the planning period and will be redeveloped with housing.

SITE 1

Site 1 is located at 1525 Tiburon Boulevard and is identified in Table ~~10~~ 11 and Figure 46. The parcel is 0.66 acre and is currently used as a parking lot. The Town met with the property owner in February 2022 who stated that construction costs were too high to justify development of the site given the existing maximum allowable residential density of 20.7 units per acre under the affordable housing overlay. The owner also stated that there was insufficient demand for commercial space to require commercial use on the site. The Town ~~subsequently~~ will rezone~~d~~ the site for 30-35 du/ac pursuant to Program H-jj and ~~made~~ make commercial use optional on mid-block sites such as Site 1. The property owner has expressed interest in redeveloping the site with multifamily housing during the planning period at the new density. There are no existing leases that would perpetuate the existing use and prevent redevelopment.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops approximately one block away and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest, aging structure, and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 19 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 2

Site 2 is located at 1535 Tiburon Boulevard and is identified in Table 10 and Figure 46. The site is 0.72 acres and contains a 7,866 square foot structure built c. 1970s. The site contains a Chase Bank which was closed during the pandemic and has recently reopened. The ~~site was recently~~Town will rezone~~d~~ to increase the maximum residential density from 20.7 du/ac to 30-35 du/ac pursuant to Program H-jj. Commercial use ~~is~~ will be optional on mid-block sites such as Site 2. Although the Town has been unable to make contact with the property owner, the structure is aging and functionally obsolete, and the site is highly underutilized given the redevelopment potential. There are no known leases or contracts that would prevent redevelopment.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops approximately one block away and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The aging structure and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 21 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 3

Site 3 is located at 1601 Tiburon Boulevard and is identified in Table ~~10~~ 11 and Figure 46. The parcel is 0.57 acres. The site contains a 6,487 building built in 1973, which was previously occupied by Bank of America but has been closed for several years. The Town met with the property owners in February 2022. The property owners stated that they had purchased the property in 2019 with the intent to redevelop the site with housing. They had explored development options but were finding that the maximum allowable density of 20.7 du/ac under the affordable housing overlay was not enough to justify the cost of the project. They were open to including a small amount of commercial space in the project, which the Town desires in order create an active, pedestrian friendly downtown. The Town ~~subsequently~~ will rezone ~~rezoned~~ the site for 30-35 du/ac pursuant to Program H-jj with no ~~and made a small amount of~~ ground floor commercial use required. ~~a requirement for Downtown corner sites such as Site 3.~~ The property owner has expressed interest in redeveloping the site with multifamily housing during the planning period at the new density. There are no existing leases or other contracts that would perpetuate the existing use and prevent redevelopment.

The site is located on a transit route and has several services close by. A grocery store is located across the street and the public library is ¼ mile away. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with a stop at the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest, vacant and aging building on the site, and underutilized nature of the parcel makes this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield minimum of 17 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 4

Site 4 is located at 4 Beach Road and is identified in Table ~~10~~ 11 and Figure 46. The 1.07 acre site is currently used as a parking lot. The Town met with the property owner in February 2022 who stated that construction costs were too high to justify development of the site given the existing maximum allowable residential density of 20.7 units per acre under the affordable housing overlay. The owner also stated that there was insufficient demand for commercial space to require commercial use on the site. The Town ~~subsequently~~ will rezone~~d~~ the site for 30-35 du/ac pursuant to Program H-jj and ma~~d~~k~~d~~e commercial use optional on mid-block sites such as Site 4. The property owner has expressed interest in redeveloping the site with multifamily housing during the planning period at the new density. There are no existing leases or other contracts that would perpetuate the existing use and prevent redevelopment.

The site is located on a transit route and has several services close by. A grocery store is located across the street and the public library is ¼ mile away. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with a stop less than one block away and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 32 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Site*s details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 5

Site 5 is located at 1550 Tiburon Boulevard and is identified in Table ~~10~~ 11 and Figure 46. The site is 2.21 acres. The site contains a 47,418 square foot shopping center built in 1955 that is currently occupied with a grocery store, bank, retail stores, and offices. The Town met with the property owner in April 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use at a sufficient density. The property owner also attended a Town Council meeting in April 2022 and requested a density of 40-45 du/ac in order to make it financially feasible to redevelop the site with housing. The Town ~~subsequently~~ will rezone~~d~~ the site to allow mixed use with a residential density of 30-35 du/ac pursuant to Program H-jj. ~~Similar to Site 5, the Town requires commercial use at the corner of the site.~~ The property owner has expressed their desire to retain the existing grocery store as well as some other commercial uses and recognizes that the development will have to occur in phases to accommodate existing uses. There are no known existing leases or other contracts that would prevent redevelopment. The property owner will work with staff to develop a plan where the grocery store is maintained. The developer and the Town will work on a development scenario which may include phasing of the development to retain the grocery store and other tenants and then relocate once a new building is developed.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%.[30] A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. Similarly, demand for retail space and bricks-and-mortar banks has declined due to online shopping and banking. These trends are expected to continue, reducing the demand for the existing uses. Nonetheless, unit capacities for the site have been determined while taking into account retention of the existing grocery store as well as account additional ground-floor commercial space if the property owner determines there is sufficient demand for it.

The site is located on a transit route and has several services close by. A grocery store is located on the parcel and the public library is ¼ mile away. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with a stop at the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest, aging structure, and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 66 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Site*s details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 6

Site 6 is located at 1620 and 1640/50 Tiburon Boulevard and is identified in Table ~~10~~ 11 and Figure 46. The site is comprised of two parcels totaling 0.87 acres which are under the same ownership. The site contains an 8,672 square foot office/retail building built in 1979 and a 14,396 square foot office building built in 1959 with several vacant office spaces. The Town met with the property owner in February 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use on the site at a sufficient density. The owner also stated that ground-floor commercial use would be feasible on the site. The Town ~~subsequently~~ will rezone~~d~~ the site to allow mixed use with residential density of 30-35 du/ac pursuant to Program H-jj. Commercial use ~~is~~ will be optional on mid-block sites such as Site 6.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to

[30] Newmark, Marin County Market Reports, 3Q2022.

have long-term impacts on the office rental market, while housing demand remains strong. Similarly, demand for retail space has declined due to online shopping. These trends are expected to continue, reducing the demand for the existing uses. Nonetheless, unit capacities for the site have been determined while taking into account potential ground-floor commercial space, which could be included in the project if the property owner determines there is sufficient market demand.

The site is located on a transit route and has several services close by. A grocery store is one block away, and the public library, parks, and Ferry Terminal is ¼ mile away, as well as other retail and commercial facilities. Recreational facilities and an elementary school are approximately ½ mile walking distance away. Marin Transit provides local bus service with a stop one block away and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest, aging buildings, and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 26 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval (including lot consolidation) and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 7

Site 7 is located at 6 and 12 Beach Road and is identified in Table ~~10~~ 11 and Figure 46. The site comprises two parcels, under the same ownership, totaling 1.41 acres. The site contains buildings constructed in 1960 and 1968 which are currently occupied by a post office and offices, and a 3-unit apartment building at the southern end of the site. The Town met with the property owner in April 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use at a sufficient density. The property owner also attended a Town Council meeting in April 2022 and requested a density of 40-45 du/ac in order to make it financially feasible to redevelop the site with housing. The Town ~~subsequently~~ will rezone~~d~~ the site to allow mixed use with a residential density of 30-35 du/ac. Commercial use ~~is~~ will be optional on mid-block sites such as Site 7. There are no known existing leases or other contracts that would prevent redevelopment.

The site is located on a transit route and has several services close by. A grocery store is located across the street and the public library, parks, and Ferry Terminal is ¼ mile away, as well as other retail and commercial facilities. Recreational facilities and an elementary school are approximately ½ mile away. Marin Transit provides local bus service with at the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The expressed owner interest, aging buildings, and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 39 units at various affordability levels. The existing 3 units have been subtracted from the calculated unit capacity.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval (including lot consolidation) and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

SITE 8

Site 8 is located at 1199 Tiburon Boulevard and is identified in Table ~~10~~ 11 and Figure 46 above. The site a 2.9 acre vacant portion of a 7.5 acre parcel that is owned by the Reed Union School District. An elementary school is located on the developed portion of the site. The site would ideally be developed with affordable housing for teachers, school staff, and public safety personnel. Due to the site's topography, clustered multifamily buildings, such as those shown in Figure 50, would be best suited for the site. The Town met with school staff in January 2022 who stated that the school was embarking on a year-long Master Facilities Plan and would consider housing for the site. The site ~~was previously~~is currently included in an affordable housing overlay zone that ~~permitted~~ permits up to 24.8 units per acre. The site ~~was~~ will be ~~recently~~ rezoned to require a minimum of 20 du/ac and a maximum of 25 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. As discussed above, the elementary school is on the site, as is a bus stop. A grocery store, public library, recreational facilities, and parks are ½ mile away, as well as other retail and commercial facilities. The Ferry Terminal is 0.9 miles away.

The expressed owner interest and underutilized nature of the parcel make this site suitable for development during the planning period. Based on a minimum density of 20 du/ac, the site is projected to yield a minimum of 58 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Sites* details the clear and actionable steps, time frame, and responsibility for these actions.

If the school district chooses not to move forward with housing development on the site by January 31, 2025, the Town will identify and rezone another site or sites to make up for any shortfall in the remaining RHNA for each income category at that time pursuant to Program H-ll.

SITE 9

Site 9 is located at 1100, 1110 and 1120 Mar West Drive and is identified in Table ~~10~~ 11 and Figure 46 above. The site is made up of three contiguous parcels under the same ownership and combined are 1.36 acres. Each parcel contains a 5,880 square foot office building constructed in 1982. In May 2022,

the property owner contacted the Town and requested that the Town consider rezoning the parcels to allow multifamily housing, stating that the office space has been difficult to lease. Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The site is currently zoned Office but will be rezoned to a new Mixed Use district that will ~~was subsequently rezoned to~~ allow residential use with a density of 30-35 du/ac pursuant to Program H-jj. Commercial use is optional on Site 9.

The site is located on a transit route and has several services close by. A bus stop is located at the site, and the Ferry Terminal is 0.6 miles away. The elementary school is approximately ¼ mile away, and a grocery store, public library, recreational facilities, and parks are within ½ mile walking distance.

The expressed owner interest and underutilized nature of the parcel make this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 40 units at various affordability levels.

To encourage and facilitate affordable housing on the site, the Town will facilitate a meeting among the property owner and affordable housing developers, provide expedited permit review and approval and assistance in obtaining grants, reduce fees for affordable housing units, apply State density bonuses and incentives as applicable, and make available the use of former RDA set-aside funds and/or housing in-lieu funds. Program H-dd *Work with Non-Profits and Property Owners on Housing Opportunity Site*s details the clear and actionable steps, time frame, and responsibility for these actions.

SITE A

Site A is located at 1555 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. Figure 47 shows the existing condition and a conceptual model for the site. The site is 0.86 acre and the existing use is a parking lot. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 25 units at moderate and above moderate affordability levels.

SITE B

Site B is located at 1599 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. Figure 47 shows the existing condition and a conceptual model for the site. The site is 1.66 acre and contains a 20,079 square foot commercial building; the existing use is a CVS pharmacy. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site

will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the same block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 49 units at moderate and above moderate affordability levels.

SITE C

Site C is located at 1600 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.39 acre and is currently vacant. The site currently is within the Affordable Housing Overlay zone which allows up to 20.7 units per acres. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 11 units at moderate and above moderate affordability levels.

SITE D

Site D is located at 1610 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.13 acre and contains a 4,200 square foot office building constructed in 1960. The site is currently zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 3 units at moderate and above moderate affordability levels.

SITE E

Site E is located at 1660 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.13 acre and contains a 7,260 square foot office building constructed in 1975. The site is currently

zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 12 units at moderate and above moderate affordability levels.

SITE F

Site F is located at 1680 Tiburon Boulevard and is identified in Table 11 and Figure 46 above. The site is 0.29 acre and contains a 3,892 square foot commercial building constructed in 1962. The site is currently zoned Neighborhood Commercial. However, the site will be rezoned to a new Mixed Use zoning district that will allow a residential density of 30-35 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store and the public library are located on the next block. Parks and recreational facilities, an elementary school, and the Tiburon Ferry Terminal are within ½ mile walking distance, as well as other retail and commercial facilities. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

Although office vacancy rates in Marin County have somewhat recovered from pandemic highs, the office vacancy rate in Marin County in the third quarter of 2022 was 18.4%, while the office vacancy rate in Southern Marin (where Tiburon is located) was 17.4%. A shift to remote work is expected to have long-term impacts on the office rental market, while housing demand remains strong. The aging structure and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 30 du/ac, the site is projected to yield a minimum of 8 units at moderate and above moderate affordability levels.

SITE G

Site G is located at 26 Main St./2 Juanita Lane and is identified in Table 11 and Figure 46 above. The site is 0.43 acre and contains several buildings comprising approximately 17,930 square feet. The current uses are retail shops, a movie theatre, and a restaurant. Five of the structures were built between 1900 and 1921 and are on the local inventory of historic resources. Nonetheless, redevelopment of the site is possible if the building facades are preserved.

The Town met with the property owner in February 2022 who expressed interest in redeveloping the site with housing if the Town would allow residential use on the site at a sufficient density. The owner

also stated that ground-floor commercial use would be feasible on the site. The site is currently zoned Village Commercial. However, the site will be rezoned to a new Main Street zoning district that will allow mixed use with a residential density of 20-25 du/ac pursuant to Program H-jj.

The site is located on a transit route and has several services close by. A grocery store, the public library, and other services are located within a ½ mile. The Tiburon Ferry Terminal is located on the same block. Marin Transit provides local bus service with stops near the site and connection to Golden Gate Transit's commuter service between Santa Rosa to San Francisco.

The property owner interest, aging structures, and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 20 du/ac, the site is projected to yield a minimum of 8 units at moderate and above moderate affordability levels.

SITE H

Site H is located at 4576 Paradise Drive is identified in Table 11 and Figure 46 above. The site is 9.58 acres and contains two houses.

The Town met with the property owner in August 2022 and January 2023 who expressed interest in redeveloping the site with housing if the Town would allow residential use on the site at a sufficient density. The site will be rezoned to allow multifamily residential use with a minimum density up to 10 du/ac pursuant to Program H-mm.

The property owner interest and underutilized nature of the parcel makes this site suitable for redevelopment during the planning period. Based on a minimum density of 10 du/ac, the site is projected to yield a minimum of 93 above moderate income units after deducting the existing two houses.

PROGRAMS AND POLICIES TO SUPPORT NONVACANT SITES

As discussed above, there is only one vacant site available to accommodate lower-income housing. The Town therefore mostly relies on underutilized properties to accommodate its lower income RHNA.

The nonvacant sites were selected based on the expressed interest of the property owners, analysis of zoning that supports high density affordable housing, market trends, age of the structures on site, and underutilized sites analysis.

Housing Element programs and policies demonstrate the Town's commitment to facilitating redevelopment and have established actions and timeframes that support and encourage the likelihood of residential development of nonvacant sites within the planning period. These added incentives include minimum target densities of 20 to 30 du/ac, flexible development standards, lot consolidation, permit streamlining for projects that include affordable units, funding and fee waivers for affordable units, and affordable housing partnerships and outreach as identified in Programs H-a, H-l, H-m, H-n, H-dd and H-ff. See Section 5.1 for a detailed list of policy and programs actions and timeframes.

Based on the expressed interest of the property owners, the age of the existing structures, the ~~recent~~ proposed rezoning to significantly higher residential densities pursuant to Program H-jj, and the new programs and policies that incentivize lot consolidation and affordable housing, the use of nonvacant lots will support the development of residential housing units to meet the RHNA during the planning period. None of the sites require rezoning to accommodate the proposed units.

Nonvacant sites are expected to accommodate more than 50% of the Town's lower income housing need. Therefore, the Town will include findings, based on substantial evidence, in the resolution adopting the housing element. These findings will be based on the site characteristics described above for Sites 1-7 and 9.

3.5 Accessory Dwelling Units

Accessory Dwelling Units ((ADUs) are an increasingly popular housing type. ADUs are independent homes on a residential property that can either be part of or attached to the primary dwelling or free standing. They offer infill development consistent with surrounding built form, a potential supplemental income source for homeowners, and in some cases affordable housing.

An ADU, also known as an in-law unit or second unit, is an additional residential dwelling unit on a single-family or multi-family residentially zoned property. An ADU can be an attached or detached dwelling unit, providing independent living facilities for one or more persons that has a full, separate kitchen (including stove, refrigerator, and sink), separate bathroom, and separate entrance.

A Junior Accessory Dwelling Unit (JADU) is an additional, independent living unit generally created through the conversion of an existing bedroom in a single-family residentially zoned residence and has a separate entrance. A JADU does not need to have all the same features as an ADU, such as a separate bathroom.

Since 2017, the State legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and JADUs by removing development barriers and allowing ADUs through ministerial permits. State law requires jurisdictions to allow residential properties to have at least one ADU per lot, plus one JADU.

The Town most recently revised its ADU ordinance in 2022 to comply with new State laws. ADUs are permitted on all lots zoned to allow single-family or multifamily residential use. Development standards are consistent with State law and are summarized in Table ~~11~~12.

Table 12: ADU Standards

ADU STANDARDS	
Min/Max ADU size	Attached ADUs: Maximum floor space is 850 square feet. For lots over 10,000 square feet, maximum floor space is 1,000 square feet. Detached ADUs: 850 square feet for one bedroom or less and 1,000 square feet for lots greater than 10,000 square feet or ADUs with more than one bedroom. JADUs: Maximum 500 square feet

Lot size	None
Lot coverage	An ADU may exceed standards for lot coverage, but the ADU is limited to a maximum size of 800 square feet.
ADU building height	Up to 16 feet for one story and up to 30 feet for two stories. The ADU may not be taller than the primary residence at the area of attachment.
Setbacks	None for conversions of existing living area or structure. 4-foot side and rear setbacks for new construction.
Parking requirements	One off-street parking space per ADU unless 1) within ½ mile walking distance of public transit, 2) located within a historic district, 3) located within one block of a car share vehicle, 4) located within an existing structure, or 4) when on-street parking permits are required but not offered to the occupant.
Deed or income restrictions	None
Number of ADUs	One detached ADU and one JADU allowed on each single-family property. Also allowed on multifamily properties under state law.
Owner occupancy	Not required for ADU or primary residence. Required for JADU.
Other requirements	• Exterior Lighting: two shielded downward point lights at the entrance to the ADU are allowed. • Fire Sprinklers: needed if required for primary residence. • Objective architectural standards: Color and materials much match the primary unit. • Windows: no window facing the rear and side property lines are allowed when located less than 6 feet of the rear or side property line. • Rental restriction: an ADU and JADU shall not be rented for less than 30 consecutive days.
Process	ADUs and JADUs are approved ministerially by the Director of Community Development.
Fee	$595

The Town has collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting ~~second units~~ADUs. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.

As a result of the new ~~second unit~~ADU development standards and permitting process, the Town has experienced a marked increase in ADU and JADU development. The Town approved 4 units in 2018, 5 units in 2019, 5 units in 2020, and 11 units in 2021. Of these 25 units, 22 have either been constructed or are under construction, for an average of 6 units per year. Based on this annual average, the trend is ADU approvals and construction, and the expanded outreach, education and promotion of ADUs described below, the Town expects to increase ADU development to an average of 9 units per year and develop 72 ADUs during the 8-year planning period as shown in the Sites Inventory in Table ~~10~~11. The Town is currently on track to approve at least 9 units in 2022.

In general, ADUs are affordable for several reasons:

- Many units are available for no or low-cost rent to family members or friends.
- ADUs tend to be fewer square feet than units in apartment buildings after controlling for bedroom size, which results in lower prices.
- Some owners intentionally rent their ADUs below market because they believe affordable housing is important.
- Often, ADU owners will not significantly raise rents once they have a tenant they like.
- ADU owners often do not know the value of their unit so they may underprice it unintentionally.

Potential affordability levels for projected ADU development are based on the Affordability of Accessory Dwelling Units report prepared by the ABAG Housing Technical Assistance Team. The report recommends the following affordability assumptions for new ADUs: Very Low Income, 30%; Low Income 30%, Moderate Income, 30%; and Above Moderate Income, 10%. Therefore, the Town projects ADU affordability for the 72 units as follows: 21 Very Low Income, 21 Low Income, 21 Moderate Income, and 9 Above Moderate Income.

To encourage and facilitate ADUs and provide housing opportunities throughout established neighborhoods, Program H-hh ~~*Outreach and Education for*~~*Facilitate and Promote* *Accessory Dwelling Unit Development* directs the Town to take the following actions:

1. Provide information on Tiburon's ADU standards for posting on the MarinADU website.
2. Provide ADU and JADU application checklists on the Town's website.
3. Develop a handout on ADU standards and the application process and distribute at Town Hall.
4. Provide links to the California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter.
5. Promote the MarinADU website in the Town's newsletter and ADU handout, on social media, and on the Town's website.
6. Establish an ADU Specialist in the Community Development Department.
7. ~~5.~~ Reduce the ADU fee.

In addition, Program H-ii *Track and Evaluate Accessory Dwelling Unit Production* says that the Town will continue to track ADU and JADU permits, construction, and affordability levels. The Town will review ADU and JADU development at the mid-point of the planning cycle to determine if production estimates are being achieved as identified in the housing site inventory. Depending on the findings of the review, the Town will revise the housing sites inventory to ensure adequate sites are available to accommodate the remaining lower income housing need.

3.6 SENATE BILL 9 UNITS

Senate Bill (SB) 9 was signed by Governor Newsom on September 16, 2021, and became effective on January 1, 2022. The legislation allows single family lots greater than 2,400 square feet to be split under certain conditions and allows both vacant and developed single family lots to be developed with two single family homes. In January 2023, the Town sent letters to all owner of record of vacant single family lots (29) and received six notices of property owner interest to utilize zoning and

incentives established through SB 9 to develop their lot with four housing units. Based on this property owner interest and the outreach and incentives identified below, the Town is projecting approximately one-third of the qualified vacant single family lots, or nine lots, will be developed utilizing SB 9 by the end of 2030. As shown in Table ~~10~~ 11 and detailed in Appendix C, the Town is projecting development of four single family homes as allowed under SB 9 on ~~each~~ nine qualifying vacant single-family lots for a total of 36 market-rate units affordable to above moderate income households.

The Town's SB 9 development standards currently limit unit size to 800 square feet. In order to facilitate and encourage development, the Town will increase the maximum unit size to 1,000 square feet pursuant to Program H-pp. The Town will also conduct outreach and promote SB 9 development through the following actions:

1. Provide an SB 9 application checklist on the Town's website.
2. Develop a handout on SB 9 standards and the application process and distribute at Town Hall.
3. Promote SB 9 potential in the Town's newsletter and SB 9 handout, on social media, and on the Town's website.
4. Establish an SB 9 specialist in the Community Development Department.

3.7 ZONING FOR A VARIETY OF HOUSING TYPES

Housing Element Law requires that jurisdictions demonstrate the availability of sites, with appropriate zoning, that will encourage and facilitate a variety of housing types including multi-family rental housing, factory built housing, mobile homes, single room occupancy units, housing for agricultural employees, supportive housing, transitional housing, and emergency shelters. Table ~~12~~ 13 summarizes the housing types currently permitted in each of Tiburon's residential zoning districts.

ACCESSORY DWELLING UNITS

ADUs are allowed by right in all residential and mixed use zoning districts that allow single-family and multifamily development (see Section 3.5 above for a description of the Town's accessory dwelling unit regulations).

MULTIFAMILY RENTAL HOUSING

Multifamily rentals are allowed by right in the Multifamily Residential zoning districts (R-3 and R-4), the Residential Multiple Planned (RMP) zoning district, the Affordable Housing Overlay district (AHO), and the Mixed Use (MU) districts. The R-3 district allows up to 12.4 units per acre. The Neighborhood Commercial (NC) zone allows incidental residential uses, including multifamily rental housing. The AHO allows 12.9 to 20.7 units per acre when applied to certain parcels in the NC zone.

FACTORY BUILT HOUSING AND MOBILE HOMES

The California Government Code requires that the siting and permit process for manufactured housing must be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that, with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes and other factory built housing) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

The Town applies the same development standards and design review process to manufactured housing and mobile homes as it uses for stick-built housing of the same type.

SINGLE-ROOM OCCUPANCY UNITS

The Town permits hotels and motels, including single room occupancy hotels, in the Mixed Use (MU), Neighborhood Commercial (NC) and Village Commercial (VC) zones with a conditional use permit. Cecilia Place was approved and constructed to be similar to an SRO, although the units are called "studios." SROs are a permitted use in the affordable housing overlay zone. The zoning code allows higher densities for SROs. Studio dwelling units are counted at a 1.5:1 ratio provided that each unit does not exceed 600 square feet in floor area.

TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for a predetermined period of time while receiving supportive services that enable independent living. Every locality must identify zones that will allow the development of transitional housing. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction.

The Tiburon Zoning Ordinance treats transitional and supportive housing in the same manner as other residential uses. Transitional and supportive housing are permitted uses in all residential zones and are conditionally permitted uses in the ~~MUL, MUH,~~ NC~~,~~ and VC zoning districts. State law requires supportive housing to be a use by-right in commercial zones where multifamily and mixed use are permitted, subject to the requirements of Government Code 65651. The Zoning Code will be amended to comply with state law pursuant to Program H-nn.

HOMELESS SHELTERS

Government Code Section 65583(a)(4) requires jurisdictions to accommodate at least one year-round emergency shelter with the capacity to provide for the unmet needs of homeless individuals. Effective

January 1, 2008, Senate Bill 2 amended State Housing Element law to require jurisdictions to allow emergency shelters without discretionary approvals such as use permits.

Emergency shelters are permitted by right in the MU, NC, and VC zones subject to operational standards permitted by State law including parking requirements, on-site management and security requirements, proximity to other shelters, lighting, and length of stay. The maximum number of beds or clients permitted to be served in an emergency shelter is 10. As documented in Chapter 2 Housing Needs Analysis of this Housing Element, there are no documented homeless people in Tiburon. However, the Town recognizes that homelessness is a countywide issue and works with other Marin jurisdictions to develop resources, facilities, and programs to address the needs of the homeless. There are 29.2 acres and 24 parcels within the MU, NC and VC zoning districts, which is adequate to provide capacity for at least one homeless shelter in Tiburon.

The Town analyzed the 10-limit bed requirement as a potential constraint to development. The Town contacted Homeward Bound of Marin, the largest provider of emergency shelters in Marin County. According to Homeward Bound, there is no ideal size for an emergency shelter, as each shelter has different funding sources and operating revenue streams. For example, Homeward Bound has a 6-bed medical respite shelter in Novato and a 10-bed mental health shelter in San Rafael. They also have a 25-bed family shelter in San Rafael, a 38-bed adult shelter in San Rafael, and an 80-bed adult shelter in Novato. As a result, the Town concludes that the 10-bed limit is not a constraint on development.

Government Code 65583(a)(4)(A)(ii) sates that the local jurisdiction may apply written, objective standards to provide "[s]ufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone." Tiburon Municipal Code (TMC) Section 18.16.320 Emergency Shelters does not specify parking requirements. Division 16-32 Parking and Loading Standards lists standards for residential and commercial uses but does not specifically address emergency shelters. Program H-oo has been added to the housing element to establish parking requirements for emergency shelters in compliance with the state code.

HOUSING FOR EMPLOYEES AND AGRICULTURAL WORKERS

The housing needs analysis in this Housing Element indicates that there are no farmworkers or agricultural employment in Tiburon. Accordingly, the Town has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodations for six or fewer employees as a single family structure. No conditional use permit, zoning variance, or other zoning clearance is required of employee housing serving six or fewer employees that is not required of a single-family dwelling in the same zone.

3.8 OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Elements are required to identify opportunities for energy conservation in residential development. The Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and

design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

New development projects, including additions and alterations, are required to comply with the California Building Standards Code, which includes requirements to ensure energy-efficient and green building design and construction. The Building Code is updated every three years. The 2022 Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, and strengthens ventilation standards.

The Town adopted an updated Climate Action Plan (CAP) in 2022 which sets forth actions to reduce community-wide emissions 50% below 1990 levels and achieve carbon neutrality by 2045. These goals are consistent with the State's goals to reduce statewide emissions 40% below 1990 levels by 2030 (as codified in Senate Bill 32) and achieve carbon neutrality by 2045 (as expressed in Executive Order B-55-18). The CAP contains several actions to improve energy efficiency, accelerate the use of renewable energy, and electrify homes, often by going beyond State Building Code requirements. CAP action EE-C4 commits the Town to adopting a green building ordinance for new and remodeled residential projects that requires green building methods, materials, and efficiency above the State Building and Energy codes. CAP action RE-C3 states that the Town will prohibit the use of natural gas end uses in new residential buildings beginning with the 2022 Building Code cycle.

The CAP also contains actions to promote and expand participation in available energy efficiency rebates and programs. As detailed in Action EE-C1, the Town will:

1. Work with organizations and agencies such as the Marin Energy Watch Partnership, the Bay Area Regional Network (BayREN), MCE, Resilient Neighborhoods, and the Marin Climate & Energy Partnership to promote and implement energy efficiency programs and actions.
1. Continue and expand participation in energy efficiency programs as they become available.
2. Promote utility, state, and federal rebate and incentive programs.
3. Participate and promote financing and loan programs for residential and non-residential projects such as Property Assessed Clean Energy (PACE) programs, BayREN financing programs, PG&E on-bill repayment, and California Hub for Energy Efficiency Financing (CHEEF) programs.

Finally, the CAP contains actions to conduct outreach and education to community members, including low-income households, on ways to improve the energy efficiency of homes, electrify appliances and heating systems, and reduce household emissions.

As detailed in the evaluation of the current housing element in Appendix B, Town residents have benefited from several energy efficiency programs during the 2015-2023 planning period, including California Energy Youth Services, Electrify Marin, BayRen, PACE loans, and Resilient Neighborhoods. The Town commits to working to improve energy efficiency homes, especially those occupied by lower income households, through Housing Element Programs H-v *Rehabilitation Loan Programs*, H-cc *Provide Information on Energy Efficiency and Renewable Energy Programs, and* H-bb *Link Code*

Enforcement with Public Information Programs on Town Standards and Rehabilitation and Energy Loan Programs.

4.0 HOUSING CONSTRAINTS

4.1 OVERVIEW

The Housing Element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, and development of housing for all income levels, including housing for persons with disabilities. The analysis must identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis must determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs. The Housing Element must analyze non-governmental constraints as well.

4.2 LAND USE DESIGNATIONS AND ZONING STANDARDS

Tiburon's regulatory standards assure procedural consistency, promote a cohesive built environment, and protect the long-term health, safety, and welfare of the community. However, regulations can conflict with policies and constrain the development of affordable housing. The following analysis assesses the Town's land use regulations, procedures, and fees to identify possible conflicts.

GENERAL PLAN LAND USE ELEMENT

The General Plan Land Use Element provides twelve residential and mixed use land use designations, which are summarized in Table ~~12~~ 13 below. Table 14 identifies three new land use designations (Mixed Use, Main Street, and Very High-25) that will be adopted when the Housing Element and General Plan 2040 are adopted and new residential densities for the Village Commercial and Neighborhood Commercial land use designations.

Table 13 General Plan Land Use Designations that Allow Residential Development

Designation	Residential Development Density
Low Density (L)	Up to 0.5 units per acre
Planned Development – Residential (PD-R)	Up to 1.0 units per acre
Medium Low Density (ML)	Up to 1.1 units per acre
Medium Density (M)	Up to 3.0 units per acre
Medium High Density (MH)	Up to 4.4 units per acre
High Density (H)	Up to 11.6 units per acre
Very High Density (VH)	Up to 12.4 units per acre
~~Very High Density-25 (VH-25)~~ Very High Density/Affordable Housing Overlay (VH-AHO)	~~Up to 25 units per acre~~ Up to 18.4 units per acre and 24.8 with density bonus
~~Mixed Use~~	~~Up to 35 units per acre~~
~~Main Street (MS)~~	~~Up to 25 units per acre~~

Neighborhood Commercial/Affordable Housing Overlay (NC-AHO)	Up to ~~10~~ 15.3 units per acre and up to 20.7 units per acre with ~~the Affordable Housing Overlay.~~density bor
~~Village Commercial (VC)~~	~~Up to 10 units per acre~~

Table 14: Proposed Land Use Designations and Residential Densities

Designation	Residential Development Density
Very High Density-25 (VH-25)	Up to 25 units per acre
Mixed Use	Up to 35 units per acre
Main Street (MS)	Up to 25 units per acre
Neighborhood Commercial (NC)	Up to 10 units per acre and up to 20.7 units per acre with the Affordable Housing Overlay
Village Commercial (VC)	Up to 15 units per acre

~~Most land designated for residential development in Tiburon has been built upon. Most of the remaining vacant residential parcels are constrained by steep slopes that increase development costs and limit development potential. In response to the continuing need to develop housing, the Town adopted three mixed-use designations in General Plan 2040 intended to encourage residential development in commercial areas.[31] Mixed-use land use designations are shown in Table 12. These designations will be implemented with new zoning districts that will be adopted prior to adoption of the 2023-2031 Housing element.~~

In addition to the mixed-use land use designations, the Town has adopted policies in the Land Use Element of the General Plan to further encourage in-fill and mixed-use development in the commercial areas of the community, especially in the Downtown, that provide access to transit routes and the Tiburon Ferry Terminal. The Town does not have growth controls.

The General Plan provides a comprehensive program, including mixed-use land use designations, to promote housing development at all income ranges. The General Plan is not a constraint to housing development.

~~[31] As previously noted, this draft Housing Element presumes adoption of General Plan designations (VH-25, MU, and MS) and rezonings of the housing opportunity sites identified in Table 10. This construction is meant only to simplify the editing process associated with the final document, not to presume an outcome before it happens. The document and analysis contained herein will be revised, as necessary, to reflect the adopted rezonings. It is the Town's intent to adopt permitted uses and objective development and design standards that support and facilitate development of the housing opportunity sites at the realistic capacities described in Section 3.4. All rezonings of housing opportunity sites will occur before the Housing Element is adopted.~~

DEVELOPMENT STANDARDS

Residential Zoning Districts

The Town of Tiburon zoning ordinance includes seven residential districts with typical suburban development standards and densities. Development standards for the residential districts are summarized in Table ~~13~~ 15 and described below. A new R-4 multifamily district will permit up to 25 units per acre to encourage affordable housing. The district will be applied to Site 8 and development standards will allow 2 and 3 story buildings.

Table 15 Development Standards in Residential Zoning Districts

Zoning district	R-1	R-1-B-A	R-1-B-2	R0-1	RO-2	R-2	R-3
Building height	30'	30'	30'	30'	30'	30'	30'
Setbacks							
Front	15'	20'	25'	30'	30'	8'	8'
Side	8'	6'	10'	20'	15'	8'	8'
Rear	20% to 25'	20% to 25'	20% to 25'	20% to 25'	20% to 25'	20% to 25'	8'
Minimum Lot Area	10,000 sf	10,000 sf	10,000 sf	40,000 sf	20,000 sf	7,500 sf	10,000 sf (3,500 sf/unit)
Lot coverage (maximum %)	One-story development: Same as maximum FAR; Two-story or multi-story development: 30%			15%	15%	35%	30%
Floor Area Ratio	See below	See below	See below	See below	See below	See below	0.6
Parking spaces	2	2	2	2	2	1.5 per unit	See below

Floor Area Ratio (FAR): Floor area ratio guidelines in residential districts are as follows:

- 35% of the property area for lots less than 7,500 square feet in area, plus an additional 450 sq. ft. of garage or carport;
- For properties between 7,500 and 60,000 square feet, the FAR guideline is 10 percent of the property plus 2,000 square feet, plus an additional 600 square feet of garage or carport;
- For lots greater than 60,000 square feet, the FAR guideline is 8,000 square feet plus 750 square feet of garage or carport.

Parking: One-and-a half (1½) parking spaces are required for each dwelling unit in a residential development, with a minimum of two required.

In the R-3 zone, studio and one-bedroom apartments are required to have one parking space. Apartments with two or more bedrooms and condominiums are required to have two parking spaces.

Open Space: In the R-2 zone, a minimum of 375 square feet of outdoor usable open space with a minimum dimension of 12 feet is required per unit.

In the R-3 zone, the following schedule of outdoor usable open space is required:

- 150 square feet per efficiency or studio apartment
- 200 square feet per 1 bedroom apartment
- 250 square feet per 2 bedroom apartment
- 300 square feet per 3 or more bedroom apartment

Senate Bill 9. Senate Bill (SB) 9 allows single family lots greater than 2,400 square feet to be split under certain conditions and allows both vacant and developed single family lots to be developed with two single family homes. Both newly created parcels must be no smaller than 1,200 square feet, and no parcel may be smaller than 40 percent of the lot area of the original parcel. Consistent with State law, the Town imposes only objective, zoning, subdivision, and design standards that do not conflict with the statute. The Town has adopted specific application procedures and clear and objective development standards for SB 9 lot splits and units as allowed by State law. New SB 9 units are limited to 16 feet in height and 800 square feet.

~~Mixed Use and Commercial~~ Non-Residential Zoning Districts that Allow Housing

The Town has two ~~mixed-use zones and~~ two commercial zones that allow housing, as well as an affordable housing overlay district that may be applied to the Neighborhood Commercial (NC) zone. ~~The Mixed Use zone permits up to 35 units per acre. As discussed previously, minimum residential densities are required on Sites 1-10 as identified in Table 10. The MU zones allow 100% residential use except at corner sites (e.g., Sites 3, 5, B and C) where there a small amount of commercial space is required.~~ The development standards for ~~the mixed use and commercial~~ these districts are summarized in Table ~~14~~16.

Table 16: Development Standards in ~~Mixed Use and Affordable Housing Overlay~~ Non-Residential Zoning Districts that Allow Housing

Zoning district	~~MU~~	~~MS~~	VC	NC	NC/AHO
Building height	~~3 stories~~	~~3 stories~~	30'	30'	3 stories or 38'
Lot frontage	~~TBD~~	~~TBD~~	None	None	None
FAR for commercial are	~~TBD~~	~~TBD~~	.28	.37	.37
Front	~~TBD~~	~~TBD~~	None	None	None
Side	~~TBD~~	~~TBD~~	None	None	None
Rear	~~TBD~~	~~TBD~~	None	None	None
Minimum Lot Area	~~TBD~~	~~TBD~~	10,000 sf	10,000 sf	10,000 sf
Lot Area per unit (sf)	~~TBD~~	~~TBD~~	Expressed as max. density/acre		
Lot coverage (maximum %)	~~TBD~~	~~TBD~~	None	None	None
Minimum Open space (sf)	~~TBD~~	~~TBD~~	None	None	None
Parking spaces per unit			Apartments: 1 space/studio & 1 bdrm 2 spaces/ 2+ bdrms Condos: 2 spaces	Apartments: 1 space/studio & 1 bdrm 2 spaces/ 2+ bdrms Condos: 2 spaces	Apartments: 1 space/studio & 1 bdrm 2 spaces/ 2+ bdrms Condos: 2 spaces

~~*Note: Development standards for the MU and MS districts are currently being formulated and will be provided in a future draft Housing Element. It is the Town's intention to create objective development and design standards that will facilitate development of housing opportunity sites at maximum permitted densities.*~~

New Zoning Districts

The Town will adopt new Mixed Use (MU) and Main Street (MS) zoning districts to implement the Housing Element when the Housing Element is adopted. The Town is developing objective development and design standards for Downtown districts, including the MU, MS, and Village Commercial (VC) as shown in Table 17. These standards were developed after the housing element opportunity sites were selected and were designed to achieve the maximum permitted densities identified in the Sites Inventory (Table 11)

Table 17: Proposed Zoning Standards for Mixed Use and Main Street Zoning Districts

Standard	MS	MU	VC
Lot size, minimum (square feet)	10,000		
Residential density, maximum (dwelling units per acre)	25	35	15
Residential density, minimum (dwelling units per acre)	20	30	10
Total Floor Area Ratio (FAR), maximum	1.50	1.75	0.28
Block width, maximum	200 feet		
Building Setbacks			
Front Setback from Street Property Line			
Minimum	0 feet	10 feet	10 feet
Maximum	2 feet	15 feet	20 feet
Side Setback, Minimum	0 feet	5 feet	5 feet
Rear Setback, Minimum	0 feet, except: 20 feet adjacent to R-zoned parcels, 10 feet adjacent to Juanita Lane ROW		
Building Height Standards			
Maximum Building Height	3 stories, up to 45 feet		2 stories, 30 feet
Maximum Height within 60 feet of R-zoned property	2 stories, up to 35 feet		1 story, 20 feet
Minimum Building Height	25 feet		
Building Stepback Standards			
Height above which requires Stepbacks	above 2 stories or 30 feet, whichever is less		
Minimum Depth of Required Stepback	10 feet	20 feet	20 feet

Affordable Housing Overlay

The Affordable Housing Overlay (AHO) may be applied to the NC district. The AHO provides more flexible parking standards, higher densities for smaller units, and increased financial feasibility. To qualify for the numerous benefits of the overlay zone, a residential development project must include a minimum of 5 percent very low income, 10 percent low income, and 10 percent moderate income (defined in the Zoning Code as below 90% of median income) housing units. On sites that will yield 10 or fewer total units at the minimum allowable density, the affordable component is reduced to 20

percent of total units, of which at least 50 percent must be affordable to lower income households. A percentage of the housing units must also be designed for special needs populations as per section 16-70.030 of the municipal code. Multifamily uses are permitted by right, and the maximum residential density is 20.7 units per acre, additive to a 0.31 FAR for commercial uses in the NC zone. Higher densities are permitted when units are significantly smaller and have few impacts than the market norm. Studio dwelling units are counted at a 1.5:1 ratio provided that each unit does not exceed 600 square feet in floor area; one bedroom units are counted at a 1.25:1 ratio provided that each unit does not exceed 800 square feet in floor area. The building height limit is 3 stories or 38 feet, whichever is less. Setbacks and lot coverage standards are intentionally flexible and left to be determined through site plan and architectural review process.

A number of development incentives are available for projects developed in the AHO zone, including higher densities, relaxation and/or flexibility in development standards, reduced parking standards, reduced interior amenity levels, priority processing, fee reductions and waivers, and utility hookup subsidies.

As discussed above, the Town will adopt new Mixed Use, Main Street, and R-4 zoning districts with the adoption of the Housing Element. These new zoning districts allow a greater housing density than currently permitted under the AHO and will supersede the former designations. The only remaining area covered under the AHO will be a 1.1-acre portion of the Cove Shopping Center site, which is unlikely to be developed during the current housing element period and was not included in the Sites Inventory (Table 11).

Parking Standards

Tiburon requires off street parking for all new residential development. For mixed use projects the parking requirement must be satisfied for all uses unless a parking variance is granted. Generally, if a mixed use project cannot provide off-street parking, the Town supports shared parking arrangements. Variances are also granted to reduce the overall parking requirement or to allow tandem parking.

In 2012, the Town implemented reduced and flexible parking standards in the affordable housing overlay zone. Depending on project characteristics and availability of on street parking, flexible parking standards may include shared parking, joint use parking, off-site parking, allowances for reduced standards depending on location (such as near transit), and modified parking stall dimensions and tandem parking. The updated standards recognize that smaller, more affordable housing near transit and services will generate fewer trips and area-wide impacts and will require less parking.

Conclusions

The development standards in the residential, mixed use, and commercial districts do not constrain the development of housing. Standards in the ~~MUL, MUH,~~MU, MS and R-4 districts were developed after the housing sites shown in Table ~~10~~ 11 were selected and were designed to ensure that the identified realistic unit capacities could be achieved.

OBJECTIVE DESIGN STANDARDS

Housing legislation defines an "objective" standard as one that involves no personal or subjective judgment by a public official and uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

The Town ~~has~~ is in the process of developing ~~adopted~~ objective design and development standards for qualifying new multi-family housing developments, which are expected to be approved with adoption of the Housing Element and General Plan Update. ~~Objective~~ These objective design standards ~~are~~ will be applied to SB 35 projects which create two or more new housing units in a multifamily project or mixed use project where at least two-thirds of the square footage is for residential use; include at least 10% of the units affordable to lower-income households; and pay prevailing construction wages. Pursuant to California state law, emergency shelters are also subject to objective design review standards. As discussed above, the Town also applies objective design standards to ADUs and SB 9 units.

~~AFFORDABLE~~ INCLUSIONARY HOUSING ORDINANCE

Inclusionary zoning, also known as inclusionary housing, refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments. Inclusionary zoning is a tool that cities and counties can adopt to increase the supply and funding for affordable housing. Inclusionary zoning policies establish a variety of requirements for the development of new housing, such as the number of affordable units required to be constructed in an otherwise market-rate residential development project, the minimum project size where inclusionary housing requirements would apply, affordability targets, and alternative means of achieving affordable housing goals when constructing new residential development projects.

The Town's inclusionary housing regulations require residential projects of two or more new lots or dwelling units to pay an in-lieu housing fee or develop a minimum of number of inclusionary units affordable to very-low, low, or moderate income households. Developments of 3 to 6 units pay an in-lieu fee based on 15 percent of the units being affordable. Developments of 7 to 12 units must include a minimum of 15 percent inclusionary units affordable to very-low, low, and moderate income households, and development of more than 12 units must provide 20 percent inclusionary units. Five percent of the total units must be affordable to very-low or low income households. The in-lieu fee is $405,000 for each affordable unit that is required but not built.

Inclusionary units must be comparable in ~~size~~ square footage~~,~~ and interior amenity level and ~~exterior design~~must be indistinguishable in appearance to market rate units. This can add to the cost of affordable units. However, the Town may provide an exception to this requirement as an incentive or concession under density bonus law. In order to improve the feasibility of affordable units and provide objective standards, Program H-ee directs the Town to define the interior amenities subject to the ordinance and to allow lower cost substitutions that do not compromise performance or functionality.

The inclusionary requirements were adopted in 1998 and updated in 2006 and 2012. Developers typically choose to pay in-lieu fees, which the Town has used to help construct affordable units. In general, the inclusionary ordinance has not constrained the development of housing in Tiburon. The inclusionary program has been in effect for 25 years and is well known by members of the real estate and development community. As a result, the cost of producing the inclusionary units, or paying the in-lieu fees, is factored into the cost of land.

The Town of Tiburon's inclusionary requirements are similar to those of other jurisdictions in Marin County and do not pose a constraint to residential development. Many communities offer a variety of concessions or incentives for construction of affordable units, including but not limited to, density bonuses or incentives of equal financial value, waiver or modification of development standards,

provision of direct financial assistance, and deferral or reduction of payment of fees. Projects that meet the inclusionary ordinance are entitled to a density bonus in accordance with State law.

Program H-ee states the Town will monitor the Inclusionary Housing Ordinance throughout the planning period and consider adjusting the number and/or percentage of required affordable units as necessary in order to achieve the Town's affordable housing goals without unduly impacting overall housing production and supply.

4.3 FEES AND EXACTIONS

Development fees charged by the Town of Tiburon fall into three categories:

1. Processing fees for direct Town services.
2. Development impact fees charged to finance the cost of capital improvements or mitigate project impacts.
3. Fees collected by the Town for other governmental agencies.

Pursuant to Government Code 65940.1(a)(1), the Town posts all development fees, zoning ordinances, and development standards on its website.

Processing Fees

Processing fees are collected when a development application is filed. The Town sets the rate for application fees based on the cost to process the application, including the initial receipt of the application materials, analysis and approval of the application, and post-approval administration such as filing and inspections. Where application fees are charged on a time and materials basis, t the applicant pays a deposit, and the Town draws down on the deposit based on the number hours worked based on an hourly rate that covers the salary of the employee performing the service and a fixed percentage for overhead. Applications for services that require minimal review times are charged flat rates. These rates are based on time studies that have determined the average processing time for a particular service. Table ~~15~~ 18 lists the planning fees for residential development. It is Town policy to consider waiver of processing fees for affordable housing projects and inclusionary units.

Building permit fees are based on the total valuation of the project which includes architectural and engineering fees, site preparation, demolition, and construction costs. The Building Department provides a schedule to establish project valuation when the applicant does not provide the total valuation. Additional fees are charged for plan storage and plan check and include a technology recovery fee and a general plan maintenance fee surcharge.

Table 18: Processing Fees

Application	Fee	
	Single-family	Multifamily
Planning and Zoning		
General Plan Amendment	Time & materials	Time & materials
Rezoning	Time & materials	Time & materials

Environmental Review	Time & materials	Time & materials
Design Review Application		
Minor Alteration (staff level review) for projects le than 500 sf	$255	$255
Design review of projects less than 500 sf that require review by the Design Review Board	$485	$485
Projects between 500 and 1,000 sf	$945	$945
Projects more than 1,000 sf	$1,325	$1,325
New residential building	$2,825	$2,825
Conditional Use Permit		
Minor use permit	$1,540 initial deposit	$1,540 initial deposit
Major use permit	$6,520 initial deposit	$6,520 initial deposit
Variance	$450	$450
ADU Permit	$595	$595
JADU Permit	$250	$250
Subdivision		
Lot Line Adjustment – 4 or fewer parcels	$960 initial deposit	$960 initial deposit
Prezoning – multiple parcels	$3,260	$3,260
Precise Development Plan	$6,520 + $260 each unit	$6,520 + $260 each unit

Impact Fees

The Town of Tiburon collects four impact fees, listed in Table ~~16~~ 19 below, to mitigate the effects of residential development projects on the local environment. The impact fee rates were set based on nexus studies as required by the Mitigation Fee Act (Government Code section 66000–66025). New subdivisions are required to dedicate land for parks or pay an in-lieu fee pursuant to the Quimby Act.

The Town charges a Street Impact Fee equal to 1% of the project valuation. The street impact fee nexus study was originally completed in April 1999 and updated in October 2004. The purpose of the fee is to maintain the Town's public street system by partially offsetting the cost of road maintenance and repair cause by construction activity. Street Impact Fees are based on the valuation of the construction projects that generates construction traffic that will damage and degrade the public street network. The nexus study determined that there was a reasonable relationship between the fee and the purpose for which it is charged. Overlay, repair, and reconstruction of the Town's public street network is an ongoing process which requires an ongoing funding source. The Town combines Street Impact Fee revenues with state gas tax monies, general fund revenues, and other sources in an effort to maintain the Town's public street network.

The Town also charge a Stormwater Impact Fee based on $1 per square foot of new impervious project created by the project. The nexus study for the Stormwater Impact Fee was completed in March 2004. The fee has not changed since that time.

The Town's Traffic Mitigation Fee is an exaction applied to new development that generates new additional traffic in Tiburon. The fee applies to residential and commercial projects and requires that the project pay its pro rata share per each new PM peak trip contributing to each intersection where improvements are needed per the General Plan. The Town's traffic engineering consultant completed a comprehensive update of the traffic model and fee structure in 2006.

The Town's inclusionary zoning regulations apply to residential development creating two or more new dwelling units, with exceptions for 1) construction of a two-family dwelling on an existing lot in the R-2 zone and 2) the subdivision of a lot or parcel into two lots, wherein no more than a combined total of two dwelling units total could be constructed under applicable zoning regulations on the resulting lots. Developments of two to six lots or dwelling units must pay an in-lieu fee based on a requirement of fifteen percent of the units being affordable. In-lieu housing fees are calculated based on the difference between the affordable purchase price of a dwelling unit for which a moderate income four-person family earning eighty percent of median income can qualify, and the estimated cost of constructing a market rate unit of appropriate size. Variables used in the calculation are updated at the time of application in consultation with the Marin Housing Authority. These variables include dwelling size, construction costs, land and site development costs, current income limits, and mortgage terms and interest rate.

Table 19: Impact Fees

Fee	Amount
Street Impact Fee	1% of project valuation
Stormwater Impact Fee	$1 per sf of new impervious surface
Traffic Mitigation Fee	Applies to residential and commercial projects that generate new additional traffic in Tiburon and requires that the project pay its pro rata share per each new PM peak trip contributing to each intersection where improvements are needed per the General Plan.

Special District Fees

As the Town of Tiburon is not a full-service municipality, several agencies and special districts levy fees on new development for the provision of basic urban services. Sanitation district fees depend upon where the project is located in Tiburon. These agencies and special districts include the following:

- Reed Union School District
- Marin Municipal Water District
- Sanitary District Number 5 of Marin County
- Richardson Bay Sanitary District
- Sanitary District Number 2 of Marin County
- Central Marin Sanitation Agency

- Tiburon Fire Protection District
- Southern Marin Fire Protection District

Recognizing that water connection fees may serve as a constraint to affordable housing development, the Marin Municipal Water District (MMWD) offers a 50% fee reduction for qualified affordable rental and ownership housing projects that are affordable to low and moderate income Up to 100% of AMI) households for at least 30 years and qualified rental units in for-profit development that are legally restricted to be affordable to lower income household for at least 10 years. Pursuant to state law, MMWD does not require a new or separate water connection or charge a connection fee or capacity charge for qualified ADUs and JADUs.

Table ~~17~~ 20 lists the fees that would be collected for a representative single-family infill home and 25-unit multifamily project. The single-family house is assumed to be 3,255 square feet with a construction valuation of $386 per square foot, for a total $1,256,430. The multifamily project is assumed to be 25 units averaging 1,000 square feet of gross floor area per unit, with a construction valuation of $584 per square foot, or $584,000 per unit.

As shown in Table ~~24~~20, total fees and exactions for a single family house represent about ~~4.6~~2.8% to ~~5.8~~4.1% of the total development cost, while fees and exactions represent approximately 42.2% of the multifamily development cost. Planning and building fees charged by the Town represent 1.8%-1.9% of the single family house development cost and 1.7% of the multifamily development cost. The Town does not have the authority to waive or reduce fees collected on behalf of special districts.

Table 20: Residential Development Fees

FEE TYPE / DESCRIPTION	Single Family Residence AMOUNT	HIGH AMOUNT	25-Unit Condo Project LOW AMOUNT	HIGH AMOUNT	LOW
PLAN CHECK	$4,172	$4,172	$49,428	$49,428	
BUILDING PERMIT	$ 6,418	$ 6,418	$ 76,043	$ 76,043	
~~BUSINESS LICENSE~~	~~$ 1508~~	~~$ 1508~~	~~$ 28,032~~	~~$ 28,032~~	
PLAN STORAGE	$ 250	$ 250	$ 250	$ 250	
CA SEISMIC TAX	$ 163	$ 163	$ 3037	$ 3037	
PLUMBING	$ 641	$ 641	$ 7,604	$ 7,604	
ELECTRICAL	$ 1284	$ 1284	$ 15,209	$ 15,209	
MECHANICAL	$ 577	$ 577	$ 6,844	$ 6,844	
GRADING	$ 75	$ 75	$ 125	$ 125	
ENCROACHMENT	$ 290	$ 290	$ 290	$ 290	
STREET IMPACT	$ 12,564	$ 12,564	$ 233,600	$ 233,600	
TRAFFIC MITIGATION	$ 6,000	$ 6,000	$ 6,000	$ 6,000	
D/R COMPLIANCE	$ 150	$ 150	$ 300	$ 300	
GENERAL PLAN MAINTENANCE	$ 892	$ 892	$ 10,570	$ 10,570	
S.WATER RUN OFF IMPV. FEE	$ 4,875	$ 4,875	$ 60,000	$ 60,000	
TECHNOLOGY FEE	$ 2,311	$ 2,311	$ 7,500	$ 7,500	
CA DISABILITY ACCESS AND EDU	$ 4	$ 4	$ 4	$ 4	
CA BLDG. STD. AD. FUND	$ 51	$ 51	$ 935	$ 935	
~~SUB TOTAL~~	~~$ 42,224~~	~~$ 42,225~~	~~$ 505,771~~	~~$ 505,771~~	

DESIGN REVIEW	$ 2,825	$ 2,825	$ 2,825	$ 2,825
GRADING, FILLING, OR EARTHWORK REQUIRING DESIGN REVIEW APPROVAL	$ 805	$ 805	$ 805	$ 805
ENVIRONMENTAL REVIEW	$ 50	$ 1,600	$ 50	$ 1,600
TOWN OF TIBURON SUB TOTAL	**$ ~~45,904~~44,397**	**$ ~~47,455~~44,397**	**$ ~~509,451~~481,419**	**$ ~~511,001~~482,969**
SCHOOL DISTRICT FEE	$ 7,747	$ 7,747	$ 21,600	$ 21,600
WATER INSTALLATION FEES	$ 4,420	$ 5,290	$ 44,200	$ 44,200
WATER CONNECTION FEES (BUY INTO SYSTEM)	$ 7,022	$ 24,578	$ 58,520	$ 58,520
SEWER HOOKUP SANITARY DISTRICT NO 5	$ 5,000	$ 17,000	$ 35,000	$ 41,000
FIRE PROTECTION DISTRICT REVIEW FEE	$ 151	$ 151	$ 151	$ 604
SPECIAL DISTRICT SUB TOTAL	**$ 24,340**	**$ 54,766**	**$ 159,471**	**$ 165,924**
GRAND TOTAL	**$ ~~112,469~~68,737**	**$ ~~144,446~~100,713**	**$ ~~1,174,692~~640,890**	**$ ~~1,182,696~~648,893**
ASSUMED DEVELOPMENT IN SQ FT	3,255	3,255	40,000	40,000
ASSUMED CONSTRUCTION COST PER SQ FT	$ 386	$ 386	$ 584	$ 584
ASSUMED IMPERVIOUS AREA	3,250 X 1.5 = 4,875		440,000 X 1.5 = 60,000	
ESTIMATED CONSTRUCTION COST	$ 1,256,430	$ 1,256,430	$ 23,360,000	$ 23,360,000
ASSUMED LAND VALUE 0.5 ACRE FOR SFR, 0.75 FOR MF PROJECT	$ 1,100,000	$ 1,100,000	$ 5,000,000	$ 5,000,000
TOTAL DEVELOPMENT COST	$ ~~2,468,899~~2,430,042	$ ~~2,500,876~~2,457,143	$ ~~29,534,692~~29,000,830	$ ~~29,542,696~~29,008,893
PROPORTION OF TOWN FEES/ EXACTIONS VERSUS TOTAL DEVELOPMENT COST	**1.~~9~~8%**	**1.9%**	**1.7%**	**1.7%**
PROPORTION OF TOTAL FEES/ EXACTIONS VERSUS TOTAL DEVELOPMENT COST	**~~4.6~~2.8%**	**~~5.8~~4.1%**	**~~4.0~~2.2%**	**~~4.0~~2.2%**

Source: Town of Tiburon, 2022

~~While t~~These costs are typical for the market area,~~-~~ and do not pose a constraint on the development of market rate housing in Tiburon. However, development fees and exactions can pose a constraint to the development of affordable housing. In an effort to remove this constraint, the Town waives and/or reduces fees, including the Street Impact Fee, for affordable housing developments and inclusionary units. Program H-cc directs the Town to continue to waive or reduce fees for affordable housing developments and inclusionary units.

4.4 PROCESSING AND PERMIT PROCEDURES

The Tiburon Zoning Ordinance closely tracks the General Plan, but in addition provides detailed development standards and processing procedures. Below is a description and analysis of the current

residential development review process in the Town of Tiburon. The analysis addresses properties that allow housing development, both in residential zones and in commercial zones.

OBJECTIVE DESIGN STANDARDS AND STREAMLINED REVIEW

As discussed in Section 4.2, the Town ~~has adopted~~is developing objective design and development standards for qualifying new multifamily housing developments. Objective design and development standards applied when a proposed development project requests permit streamlining in compliance with State law (i.e., Senate Bill 35) and for reviewing applications under the Housing Accountability Act. The intent of Senate Bill 35 and the Housing Accountability Act is to facilitate and expedite the construction of housing through the application of objective standards and, with Senate Bill 35, ministerial and streamlined approval procedures.

Consistent with State law (i.e., Senate Bill 330), the Town allows a housing developer to submit a "preliminary application" for a development project that includes residential units; a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or transitional or supportive housing. The pre-application allows a developer to provide a specific subset of information on the proposed housing development ahead of providing the full amount of information required by the Town. Upon submittal of an application and a payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. After submitting the preliminary application to the Town, an applicant has 180 days to submit a full application, or the preliminary application will expire.

Also in compliance with SB 330, the Town limits the number of public hearings for applicable housing development projects to five, including Planning Commission, Town Council, and appeal hearings. Eligible projects are required to comply with objective zoning standards and General Plan requirements as well as CEQA. CEQA hearings or hearings related to zoning variances or code exemptions are not including in the public hearing limit.

REVIEW PROCESS AND TIMELINE

Tiburon processes the typical small development in three to four months from application to building permit approval. This is due to the efficiency of a small town government, the lack of an application backlog, and the fact that most public facilities are already in place. Single-family housing development applications generally take less time to review than multi-family proposals. When proposed single family developments are in conformity with the General Plan and existing zoning, it is possible to process the required applications within several months. Some new single-family and multifamily development proposals are subject to Design Review. Major projects may also require an EIR. The total review time for multifamily projects, from the initial developer contact with the Town to final approval, can take up to a year.

In most of Tiburon's residential and mixed-use zones (R-1, R-1-B, RO-1, RO-2, R-2, R-3, R-4, MUL, MUH, and MS) zones, a single discretionary permit (Design Review) is required to construct single family and/or multifamily housing. In the Planned Residential Zones (RPD and RMP), two discretionary permits (Precise Development Plan and Design Review) are required. As described above, objective design standards are used for applicable projects.

The Design Review Board acts on Design Review applications at public hearings. The Design Review Board reviews any variance applications associated with the site plan and design of the project simultaneously; other variances are reviewed by the Planning Commission. No additional discretionary review is required to approve housing projects in the above-listed zones. If the decision of the Design Review Board or Planning Commission is appealed to the Town Council, the Town Council will hold a hearing and make the final decision on the application. The Design Review process typically has the elements and timeline shown in Table ~~18~~21.

Table 21: Design Review Process and Timeline

Task	Time
Application filed. Project sponsor submits completed application forms, drawings, supporting documents and fees	1 day
Completeness review. The application is routed to Town departments to determine whether additional information is required to process the application, and for recommended conditions of approval.	< 30 days
Completeness notice. Written notice is sent to the applicant informing them whether the project is complete or incomplete.	1 day
Follow-up submittal. If the application is incomplete, the applicant will submit follow-up information as requested. The time to complete this task is determined by the project sponsor, but generally does not exceed 30 days. If the application was complete, this step is skipped.	Varies
Environmental Review. The application is reviewed to determine whether the project is exempt from CEQA or if an Initial Study is required. Most projects are found to be exempt from CEQA. If a Negative Declaration is prepared, environmental review may take the full 6 months allowed by law.	1 day – 6 months
Staff report. A detailed evaluation of the application is conducted by staff and a written report is prepared for public review.	30 days
Public meeting. A hearing notice is sent at least 10 days before the meeting to property owners within 300 feet of the property. The Design Review Board conducts a public meeting and takes action on the application.	10 days

In Tiburon's Neighborhood Commercial and Village Commercial zones, current zoning requires two discretionary permits for residential development. The Planning Commission must approve a Conditional Use Permit for the residential use and the Design Review Board must approve a Design Review permit. Each process is separate; processing is sequential. This means that a very similar task/timeline to that shown above is first performed by the Planning Commission and then by the Design Review Board, with only the environmental review portion not being repeated by the Design Review Board.

In Tiburon's Mixed Use and Main Street zones, qualified residential projects that are consistent with Senate Bill 35 will be processed through a ministerial and streamlined approval process. As described above, for projects that qualify under State Law (i.e., Senate Bill 330), a "preliminary application" is allowed for a development project that includes residential units; a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or transitional or

supportive housing. Upon submittal of an application and a payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. After submitting the preliminary application to the Town, an applicant has 180 days to submit a full application, or the preliminary application will expire. Public hearing for applicable housing development projects that are consistent with SB 330 in the MU and MS are limited to five hearings, including Planning Commission, Town Council, and appeal hearings. Eligible projects consistent with SB 35 and SB 330 are required to comply with objective zoning standards and General Plan requirements. For projects subject to CEQA, CEQA hearings or hearings related to zoning variances or code exemptions are not including in the public hearing limit. All other development projects in the MU and MS zones will follow the current zoning requirement, which requires two discretionary permits for residential development. The Planning Commission must approve a Conditional Use Permit for the residential use and the Design Review Board must approve a Design Review permit. Each process is separate, and processing is sequential. This means that a very similar task/timeline to that shown above is first performed by the Planning Commission and then by the Design Review Board, with only the environmental review portion not being repeated by the Design Review Board.

The Town recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The Town has streamlined its development review process and adopted a new Zoning Ordinance to make the process more efficient, while still providing adequate opportunity for public review and input. In addition, much of the permit processing time frame is dictated by state-mandated noticing and processing procedures that help assure community review of projects. Processing times for projects in Tiburon are similar to, if not faster than, other jurisdictions in Marin County.

The Town has a maximum of 30 days to conduct an initial review of the project and determine whether it is "complete," or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review; and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as any special studies). If the project does not meet various Town standards, it may also need to be revised. In the past several years, the Town has improved submittal checklists and handouts to identify what information is required for an application to be deemed "complete."

Within 30 days of receiving a complete application, the Town must determine whether the project requires a Negative Declaration, Environmental Impact Report or can be categorically exempt. If not categorically exempt, staff prepares an "Initial study". If a Negative Declaration is prepared, the state-required public review period is 20 to 30 days, depending on whether a state agency is involved in the review. If an Environmental Impact Report (EIR) is required it can add an additional 6 to 8 months for preparation and review of the Draft EIR, responses to comments, and preparation of the Final EIR. Town records indicate that over the past 20 years, more than 99 percent of design review applications are found to be categorically exempt from CEQA, and the Design Review Board has considered no EIRs for residential development over that period of time and only a handful of Negative Declarations. All such projects have been approved by the Board.

The Town works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a project of scale or a likely controversial project, an initial pre-consultation meeting with the planning department, public works, and the fire district is recommended to discuss the development proposal. Then a description of the project and application

must be filed with a site plan, which is first reviewed by the planning division and other agencies such as public works for consistency with Town ordinances and General Plan guidelines. After the project is approved, the building division performs plan checks and issues building permits. Throughout construction, the building division will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between Town staff, developers, and the decision-making bodies (Design Review, Planning Commission, and Town Council). Some projects may include a variance request and those requests are generally considered at the same hearing as the design review permit to avoid delays in processing. A vast majority of Design Review applications are approved at the first hearing. Additionally, appeals of Design Review Board decisions are limited to a single step, directly to the Town Council, to avoid unnecessary delays from intermediate hearing bodies such as the Planning Commission.

The Tiburon zoning ordinance provides the criteria used by decision-makers when reviewing a project for design review approval. The Town also provides illustrations and further details of factors considered in the Town's Hillside Design Guidelines and the Downtown Tiburon Design Handbook. While design review can be subjective to some extent, these guidelines and Town practices strive to make design review as speedy, objective, and fair as possible.

The guiding principles are intended to decrease uncertainty for applicants, and as much as possible, provide objective and clear standards, considerations, and expectations for new development. The Town also provides separate handbooks for design standards for development in the downtown area and in the hillside areas, which comprise the vast majority of Tiburon's neighborhoods. These design guideline handbooks provide a series of easy-to-understand examples, using illustrations with written explanations, of acceptable and unacceptable design techniques and practices that are useful to architects, designers, applicants, staff, the community, and decision-makers. These objective tools are used in the review of development applications and act to reduce uncertainty as to whether an application will be favorably received by the Town.

4.5 CODES AND ENFORCEMENT

Tiburon adopts and enforces the California Building Standards Code and subsidiary regulations, contained in Title 24 of the California Code of Regulations. While these standards raise construction costs, they are necessary to protect the public health and safety and are required pursuant to State law. Title 24 results in energy savings and lower operating cost for property owners and residents. State law allows local governing bodies to amend the building standards in the new codes as long as they are more restrictive than the state standards and are based on findings that the amendments are necessary due to local climatic, topographic or geological conditions.

The Town has amended the Building Code to require an existing structure with a substandard roof to replace the entire roof with a Class A roof or noncombustible roof when alterations or repairs to the existing roof involves more than fifty percent of the total existing roof area. Other amendments relate to installation of automatic fire sprinklers as required by the Fire Protections Districts, address markings, and construction time limits. The Town has adopted certain voluntary measures of the 2019 CALGreen code as mandatory measures for new residential and non-residential construction (not including additions). These are Tier 1 measures related to planning and design, water efficiency and

conservation, material conservation and resource efficiency, and environmental quality. None of the building code amendments pose a special constraint to the production of housing.

The Tiburon Building Division requires a Residential Building Report (RBR) upon the sale of dwelling units to ensure that basic life-safety code violations are identified and corrected before a new owner occupies the building. If these correcting deficiencies pose a hardship to the property owner, residential rehabilitation loans are available for very low income homeowners through the Marin Housing Authority. If illegal units or uses are discovered during the inspection associated with the RBR, the Building Division requires these units to be brought into compliance with the code (legalized) or abated. The impact of this on the number of housing units has been negligible, as few illegal units are discovered. Nevertheless, Program H-bb calls for the distribution of a handout explaining the "best practices" and procedures for legalizing an unauthorized secondary dwelling unit.

The Town's code enforcement program is complaint-driven. The Town's planners and the Building Official investigate alleged code violations and most complaints are resolved voluntarily. The Town has a nuisance abatement ordinance that may be used if necessary. The Town may charge additional fees when work has been done without permits and require that the work be brought up to code standards.

4.6 On- and Off-Site Improvements

On- and off-site improvements (not including basic infrastructure and installation of public utilities) typically include parking, drainage improvements, and streets. These improvements can constitute constraints to the development of affordable housing, although not market-rate housing of the type constructed in Tiburon. Chapter 13-8 of the Tiburon Municipal Code requires new construction on lots fronting unimproved streets to install curbs and gutter as determined by the Town Engineer. With respect to streets, the Town allows narrow streets (18-20 feet) with occasional "parking bays" as opposed to wider streets with parallel parking on one or both sides. This reduces construction costs considerably. Drainage improvements must be adequate to meet standard engineering criteria to prevent damage and flooding. With respect to on-site parking requirements for affordable housing projects, the Zoning Code makes provisions for flexible parking standards and "shared parking" to reduce this constraint.

4.7 Housing for Persons with Disabilities

As noted in the Special Needs section of the Housing Needs Analysis, persons with disabilities have a number of housing needs related to the accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The Town ensures that new housing developments comply with the California Building Standards Code and federal requirements for accessibility.

REASONABLE ACCOMMODATION

Federal and State law impose an affirmative duty on local government to make reasonable accommodations in their zoning and other land use regulations to remove barriers to disabled persons who are seeking housing. The Housing Element must contain policies and programs to implement fair

housing laws and to provide housing for all needs groups. In particular, the Housing Element should identify and remove constraints to the development of housing for persons with disabilities, including land use and zoning regulations, and provide reasonable accommodation as one method of promoting equal access to housing. The fair housing laws require that municipalities apply flexibility or waive standards when necessary to eliminate barriers to persons with disabilities. For example, it may be necessary to waive setback standards to allow installation of a ramp to facilitate access to a home.

The California Attorney General has opined that the usual variance or use permit procedure does not provide the correct standard for making fair housing determinations. In the typical process of granting relief from a zoning standard, the focus is on special characteristics of the property. However, in the case of disabled access, the issue is the special need of the individual that makes the zoning standard a barrier to accessing housing. In response to this problem, many California municipalities are adopting fair housing reasonable accommodation procedures to address barriers in land use and zoning regulations.

PROCEDURES FOR ENSURING REASONABLE ACCOMMODATION

The Town adopted a reasonable accommodation ordinance in 2012 (Municipal Code Chapter 16, Article IX) to provide a procedure to request reasonable accommodation for persons with disabilities seeking equal housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The Director of Community Development reviews and approves a request for reasonable accommodation as long as no other discretionary permit approval is required.

The reviewing authority issues a written determination within 45 days to grant, grant with modifications, or deny a request for reasonable accommodation that is consistent with fair housing laws based on the following factors:

1. Whether the housing which is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a town program or law, including but not limited to land use or zoning.
5. Potential impact on surrounding uses.
6. Physical attributes of the property and structures.
7. Alternative reasonable accommodations that may provide an equivalent level of benefit.

A determination by the review authority to grant or deny a request for reasonable accommodation may be appealed within ten days of the decision to the Town Council.

Intermediate or community care facilities as defined by state law, or any other residential care facility for the handicapped (as defined by the Fair Housing Act), located in a single-family dwelling are permitted in all residential zones by right. The zoning code defines "intermediate care facility" and "community care facility" as "any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care facilities (Health and Safety Code Sections 1500 et seq.)." The Town does not require a minimum distance between these facilities.

The zoning code defines the term "family" as "one or more persons occupying a dwelling and living as a single, domestic housekeeping unit, as distinguished from a group occupying a hotel or motel, club, fraternity or sorority house."

The analysis does not identify any potential constraints on housing for persons with disabilities.

ZONING AND OTHER LAND USE REGULATIONS

Tiburon implements and enforces Chapter 11A, Housing Accessibility, of the California Building Standards Code. The Town provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The Town has not identified any zoning or other land-use controls that could discriminate against persons with disabilities or restrict access to housing for disabled individuals. Examples of the ways in which the Town of Tiburon facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The Town permits group homes in all residential districts with no regulatory restrictions, except compliance with the building code.
- The Town does not restrict occupancy of unrelated individuals in group homes and does not limit the number of persons living in a housing unit.
- The Town permits housing for special needs groups, including persons with disabilities, without regard to distances between uses. The Land Use Element of the General Plan does not restrict the sites of special needs housing.

PERMITTING PROCEDURES

As a small community, the Planning and Building Department is able to provide personalized service to each resident. Requests to modify homes to meet the needs of the disabled are handled on a case-by-case basis, with staff working closely with applicants to accommodate their needs. The Zoning Ordinance facilitates exterior improvements for physically handicapped residents (e.g., an access ramp) by establishing them as minor permits, approvable by Town staff, and waiving the requirement for a Design Review public hearing. The Town administratively approves building permits for wheelchair lifts and elevators. Wheelchair ramps are not considered to be structures under the Tiburon Zoning Code and are not required to meet setbacks. The Town has the authority to modify

parking standards to accommodate the needs of the disabled and has demonstrated its willingness to do so in the past.

The Building Division administers Title 24 provisions consistently for all disabilities-related construction and responds to complaints regarding any violations. The Town has not adopted any amendments to the 2019 California Building Code that conflict with the ADA. There are no restrictions on lowered countertops, widened doorways, adjustable showerheads, or other adaptations that meet the needs of the disabled.

The Housing Element contains policies and implementing programs to ensure reasonable accommodation and equal access to housing for people with disabilities in the Town's zoning, permit processing and building codes. In implementation of this policy, the Town has designated an ADA Coordinator to ensure compliance with the Town's Reasonable Accommodation Ordinance and the provisions of the ADA, and to serve as the primary contact for disabled residents with questions, concerns, and requests regarding reasonable accommodation procedures and practices.

4.8 NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

Two major factors contribute to high land costs in Tiburon: high demand and limited supply. Land costs in Marin vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. In Tiburon, a 0.96 acre vacant lot at 2225 Vistazo Street Est Morningside Drive sold in January 2022 for $696,000 [32].

Generally, land zoned for multifamily and mixed-use developments is more expensive than property zoned for single-family. Very little land zoned for multifamily or mixed-use development has sold In Tiburon in recent years. Site 3 at 1601 Tiburon Boulevard sold in 2019 and has a current assessed land value of $3.6 million for 0.57 acres, or approximately $6.3 million per acre. The parcel is currently zoned for 40-45 units per acre, which represents $140,000 to $158,000 per unit.

Land costs can be a constraint to development in Tiburon because affordable housing developers may look to less expensive areas to develop projects. To address this constraint and improve the financial feasibility of housing development, the Town significantly increased the maximum permitted density on sites previously limited to 20.7 units per acre to 45 units per acre. In addition, density bonuses and development concessions are permitted under State law for developments that include affordable units; these are designed to increase the financial feasibility of affordable housing development. Program H-cc *Work with Non-Profits and Property Owners on Housing Opportunity Sites* identifies a variety of actions the Town will take to improve the financial feasibility of providing affordable housing, including regulatory incentives, fast track processing, fee waivers, community outreach, and assistance in completing funding applications.

[32] Realtor.com, accessed 6/3/22.

CONSTRUCTION COSTS

Construction costs include both hard costs, such as labor and materials, and soft costs, including architectural and engineering services, development fees, and insurance. According to Cumming, a real estate cost consulting firm, hard construction costs (excluding sitework) for a medium quality, single-family detached house in San Francisco cost between $322 and $386 per square foot in 2021. A mid-rise multifamily building cost $449 to $584 per square foot in 2021.[33] Construction costs in San Francisco are among the highest in California and in the nation (second only to New York City). Comparable construction costs at the low-end of the reported range for a mid-rise multifamily project are 44% lower in Sacramento, 39% lower in San Diego, and 35% lower in Los Angeles.[34]

An inclusionary and in-lieu fee study prepared for the Town and several other Marin County jurisdictions in 2021 estimated development construction costs (excluding land cost) as follows: single-family subdivision, $299 per square foot; condominium townhome, $304 per square foot; and rental apartment building, $611 per square foot. Assuming comparable construction costs for Tiburon, a 50-unit development with a gross building area of 50,000 square feet would have construction costs of approximately $30.55 million, or about $611,000 per unit.

Construction costs are a constraint to development in Tiburon and the San Francisco Bay Area, as affordable housing developers may look to less expensive areas to stretch their limited development dollars. To address this constraint and improve the financial feasibility of housing development, the Town significantly increased the maximum permitted density on sites previously limited to 20.7 units per acre to 45 units per acre. In addition, density bonuses and development concessions are permitted under State law for developments that include affordable units; these are designed to increase the financial feasibility of affordable housing development. Program H-cc *Work with Non-Profits and Property Owners on Housing Opportunity Sites* identifies a variety of actions the Town will take to improve the financial feasibility of providing affordable housing, including regulatory incentives, fast track processing, fee waivers, community outreach, and assistance in completing funding applications. In addition, density bonuses and development concessions are permitted under State law for developments that include affordable units; these are designed to increase the financial feasibility of affordable housing development.

FINANCING

Housing development depends heavily on lending liquidity. When conditions are favorable for lenders, construction volume tends to increase. Loan activity has continued to rise over the past 5 years, although residential and commercial real estate loan origination activity began to taper off in 2021.[35]

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[33] Cumming, U.S. Costs per Square Foot of Gross Floor Area 2021, San Francisco, https://ccorpinsights.com/costs-per-square-foot/, accessed 5/10/22.
[34] Cumming, U.S. Real Estate and Construction Lending Activity, https://ccorpinsights.com/lending-activity/, accessed 5/10/22.
[35] Cumming, U.S. Real Estate and Construction Lending Activity, https://ccorpinsights.com/lending-activity/, accessed 5/10/22.

Over the past year, mortgage rates for conventional 30-year fixed rate loans have increased from about 3.0 percent to 5.3 percent (Freddie Mac). These conforming loans, which are backed by the federal government through the Federal Housing Administration and the Government Sponsored Entities of Fannie Mae and Freddie Mac, are generally available to home buyers with good credit histories and adequate down payments. Interest rates on non-conforming loans (also known as "jumbo" loans) for loan amounts over $970,800 (in Marin County) are about one-quarter percentage point higher than conforming loan rates. Interest rates are expected to increase, which may put downward pressure on housing prices. If housing prices stabilize or continue to increase, the overall cost of owning a home will rise.

Small changes in the interest rate for home purchases dramatically affect affordability. A 30-year home loan for $500,000 at three percent interest has monthly payments of roughly $2,025. A similar home loan at five percent interest has payments of roughly 25 percent more, or $2,575.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant inputs of time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are often not feasible. The Town selected housing sites over ½ acre and close to transit and services to improve the financial feasibility of development and ability to attract grant funding for affordable housing.

4.9 Affordable Housing Funding Programs and Resources

California needs both public and private investment, as well as land use solutions to address critical housing challenges and ensure access to jobs in neighborhoods of opportunity for those living here today and the generations to follow. Land-use regulations can be modified to increase housing supply, encourage development of more affordable housing, and build a variety of housing types located near jobs, transportation, high-performing schools, and other services.

However, even with drastic changes in land-use policy to increase supply, a large number of Californians will always remain priced out of both the ownership and rental housing market. Public investment in housing programs is necessary to meet the needs of those who struggle the most to keep roofs over their heads.

The overview of funding sources below focuses on active local, state, and federal programs implemented by the Marin Housing Authority, Marin County, HCD, and other agencies to address housing needs in Tiburon, especially the needs of extremely low, very low, and low income persons and families.

Affordable Housing & Sustainable Communities Program. Funding for housing, transportation, and land preservation projects that support infill and compact development in proximity to transit to reduce greenhouse gas (GHG) emissions.

Affordable Housing and Home Buyer Readiness Program. The Affordable Housing and Homebuyer Readiness Program is a financial coaching series designed to help individuals and families overcome

obstacles, learn to set goals, and devise a plan to reach them. The program provides information on how to purchase a below market rate unit in Marin County, improve a credit score, avoid and reduce debt, and prepare an affordable housing unit application.

Below Market Rate (BMR) Home Ownership Program. The BMR Home Ownership program offers low and moderate-income, first-time homebuyers the opportunity to purchase specified condominium units in Marin County at less than market value. Marin Housing administers the sale of newly constructed units as well as previously owned units being offered for resale. There are approximately 340 homes in the program located throughout Marin County.

CalHome. Provides grants to local public agencies and nonprofit corporations for first-time homebuyer and housing rehabilitation assistance, homebuyer counseling and technical assistance activities.

Community Development Block Grant Program (CDBG). CDBG funds community & economic development & disaster recovery to create suitable living environments by expanding economic opportunities & providing decent housing to low-income households. CDBG grants are administered by the Marin County Community Development Agency, which makes grant funds available to eligible nonprofit agencies and local governments.

Emergency Solutions Grants (ESG) Program. Grants to address homelessness by providing funding for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and permanent housing.

Golden State Acquisition Fund. Loans to developers for acquisition or preservation of affordable housing. Loans are up to five years and a maximum of $13,950,000.

HOME American Rescue Plan. Assists individuals or households at risk of, or experiencing homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter.

HOME Investment Partnerships Program. Creates and retains affordable housing for lower-income renters, homebuyers, or homeowners by funding tenant assistance, or single- or multi-family acquisition and/or rehabilitation or new construction.

Homekey. Grants to acquire and rehabilitate a variety of housing types to rapidly expand housing for persons experiencing or at risk of homelessness.

Housing for a Healthy California. Funds the creation and support of new and existing permanent supportive housing for people who are experiencing chronic homelessness or are homeless and high-cost health users.

Infill Infrastructure Grant Program. Grant funding for infrastructure improvements that are an integral part of or necessary to facilitate new infill housing in residential and/or mixed-use projects.

Local Housing Trust Fund Program. Matching grant funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters.

Home Match. Home Match is a free, non-profit home sharing program that connects home providers (homeowners and master tenants) looking to rent a room in their home, apartment, or ADU on their property with home seekers looking for affordable housing options. Home Match is a high-touch

service that vets and gets to know both program participants and facilitates matches based on shared lifestyle preferences and communication styles. Home Match serves anyone over 18, but most home providers are older adults who need financial support through rent and, or social support through companionship and task exchange to age in place. Most home seekers are older adults living on a fixed income and working class professionals looking for affordable housing options close to work. Home Match provides comprehensive services, including room readiness support, vetting of participants, personalized matching services, assistance with developing agreements about shared use of space, and ongoing mediation support throughout the match.

Multifamily Housing Program. Low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent rental housing for lower-income households.

National Housing Trust Fund. Federal program to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households.

Predevelopment Loan Program. Short-term loans to finance predevelopment costs to preserve, construct, rehabilitate or convert assisted housing for low-income households.

Reissued Mortgage Credit Certificate Program. Administered by the Marin Housing Authority, the program provides certificates for lenders and current mortgage credit certificates who refinance their mortgage.

Residential Rehabilitation Loan Program. Administered by MHA, the Residential Rehabilitation Loan program provides low-interest property improvement loans and technical assistance to qualified very-low-income homeowners to make basic repairs and improvements, correct substandard conditions, and eliminate health and safety hazards.

SB 2 Planning Grants Program. Provides funding and technical assistance to local governments to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program provides decent, safe, and sanitary affordable rental housing for very low-income families throughout Marin County. Housing is made affordable by assisting the family with a portion of the rent. A family pays approximately 30% of their monthly income for rent and Marin Housing pays the remainder of the rent directly to the owner. The program is administered by the Marin Housing Authority.

5.0 GOALS, POLICIES, AND PROGRAMS

5.1 OVERVIEW

The Housing Element must identify programs to: (1) identify adequate sites, with appropriate zoning and development standards; (2) assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households; (3) address, and remove governmental constraints, including housing for persons with disabilities; (4) conserve and improve the condition of the existing affordable housing stock; (5) preserve assisted housing developments at-risk of conversion to market-rate; and (6) promote equal housing opportunities for all persons. The goals, policies, and programs listed in this section outline the means the Town will use to achieve the quantified objectives represented by the Regional Needs Housing Allocation discussed in Section 3.1 and the quantified objectives discussed below.

5.2 QUANTIFIED OBJECTIVES

California law requires that housing elements include quantified objectives for the number of units likely to be constructed, rehabilitated, and conserved/preserved by income level for the planning period. The Town of Tiburon quantified objectives for the 2023-2031 Housing Element are shown in Table ~~26~~ 22 below.

Table 22: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Units
New construction	97	96	110	93	243	639
Rehabilitation				50	50	100
Conservation/ preservation	0	0	~~0~~12	~~15~~2	0	~~15~~14

Tiburon can meet its remaining Regional Housing Needs Allocation for new construction by December 31, 2030, with the sites described in the available land inventory and the programs described in this section. While the available land inventory shows additional capacity, the new construction objectives are a conservative estimate recognizing current economic trends.

5.3 HOUSING GOALS, POLICIES, AND PROGRAMS

Tiburon's housing goals provide for a variety of housing opportunities for all economic segments of the community through new construction and maintenance of existing housing for an economically and socially diverse population, while preserving the character of the community.

Policy statements and implementing programs help define how the Town's housing goals will be interpreted and implemented. A policy is a specific statement that guides decision making and indicates a commitment of the local legislative body to a particular course of action. Programs define exactly what is to be done to put the policies into practice while working towards the Town's housing goals.

Goal H-A

Establish a Town leadership role in providing a mix of housing types that matches the needs of people of all ages and income levels.

Policies

H-A1 **Local Government Leadership and Commitment of Resources.** Establish affordable housing as an important priority, with local government taking a proactive leadership role in working with community groups, property owners, affordable housing providers, developers, and other jurisdictions, agencies, and stakeholders in implementing the Housing Element. Marshal and commit the Town's political leadership, staff, funding sources, and available land resources toward the implementation of the Housing Element's goals, policies and programs.

H-A2 **Redevelopment Agency (Town of Tiburon as Successor Agency).** Maximize the use of housing set-aside monies in support of affordable housing. Tiburon's solitary Redevelopment Project Area includes a portion of the Downtown area where several of the sites listed in the Housing Element are located. The Town will seek projects where it can expend its Housing Set Aside funds in conjunction with the Marin Housing Authority. Those funds will be used toward affordable housing projects in the Tiburon Housing Element area and preferably within the Redevelopment Project Area boundary.

H-A3 **Affordable Housing In-lieu Fee Fund and Other Funding Sources.** The Town will seek ways to reduce housing costs for lower income workers and people with special needs by using ongoing local funding resources (Housing In-Lieu Fund) and continuing to utilize other local, state and federal assistance to the fullest extent. The Town will continue to collect and expend affordable housing in-lieu fees for meritorious affordable housing projects.

H-A4 **Collaborate with Housing Providers.** Work with private non-profit housing groups to identify opportunities for, and provide and maintain, affordable housing in Tiburon.

H-A5 **Collaborate with Other Marin County Planners.** The Town will coordinate housing strategies with other jurisdictions in Marin County as appropriate to meet the Town's housing need. Small municipalities rarely have the staff expertise to maximize assistance to affordable housing developers, especially in the early stages of project formulation and financing. Therefore, the Town supports collaboration of local planners within Marin County to implement Housing Element programs for each jurisdiction.

H-A6 **Equal Housing Opportunity.** Ensure equal housing opportunities for individuals and families seeking housing in Tiburon. Ensure that housing seekers are not discriminated against, consistent with the Fair Housing Act.

H-A7 **Affirmatively Further Fair Housing.** Take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are: race, color, national origin, religion, sex (including identity and sexual orientation), familial status, and disability.

Implementing Programs

~~**H-a Focus Town Resources on Housing Opportunity Sites.** Focus Town resources toward the design, approval, financing, and construction of housing, especially affordable housing, on multifamily housing opportunity sites identified in the Tiburon Housing Element.~~

~~*Responsibility:* Town Council, Town Manager, Community Development Department~~
~~*Financing:* General Fund, Redevelopment Funds, other funding (see funding programs).~~
~~*Objectives:* Construction of housing on one or more of the housing opportunity sites~~
~~*Timeframe:* Encourage development of three or more housing opportunity sites by 2030.~~

H-b Improve Community Awareness of Housing Needs, Issues, and Programs. The Town will provide information and promote programs and resources for affordable housing, homebuyer assistance, rental assistance, housing rehabilitation, energy efficiency and decarbonization of homes, fair housing, reasonable accommodation requests, and sources of income laws through the following means:

1. Maintain a page on the Town's website that describes housing programs (such as Residential Rehabilitation Loans, Housing Choice Vouchers, Home Match, and the Affordable Housing and Home Buyer Readiness Program), affordable housing sources (such as the Below Market Rate Home Ownership Program), senior and disabled housing sources and services, fair housing laws, and landlord and tenant resources and provide direct links to County agencies and other resources that administer programs and/or provide more detailed information.
2. Include information on housing programs, affordable housing sources, senior and disabled housing sources and services, fair housing laws, and landlord and tenant resources in Town newsletters and other general communications that are sent to residents.
3. Maintain information and handouts at the Town's public counter, including brochures published by Fair Housing Advocates of Northern California.
4. Train selected Town staff to provide referrals.
5. Distribute information on programs at public locations (library, schools).
6. Collaborate with other agencies and local jurisdictions (County of Marin, Marin Housing Authority, Chamber of Commerce, EAH) to prepare presentations and distribute informational materials to improve awareness of housing needs, issues, fair housing, and available housing programs.
7. Distribute materials and brochures to neighborhood groups, homeowner associations, property owners and managers, real estate agents, ADU owners, religious institutions, businesses, and other interested groups (Rotary, Chamber of Commerce, etc.).
8. Adopt a Fair Housing Month proclamation each year.

Responsibility: Administration, Community Development Department
Financing: General Fund
Objectives: Obtain and distribute materials; coordinate with other organizations.

Timeframe: Update website and distribute handouts and brochures, and complete actions 1-8 by 2024. Dedicate one Town newsletter each year to promote housing programs and resources and educate community members on fair housing laws.

H-c **Community Outreach when Implementing Housing Element Programs.** Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce in building public understanding and support for workforce and special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use, and pedestrian-oriented development. The Town will notify a broad representation of the community when housing programs are discussed by the Planning Commission or Town Council. Specific outreach activities include:

1. Maintain the Housing Element mailing list and send public hearing notices to all interested community members, non-profit agencies, and affected property owners.
2. Post notices at Town Hall, the library, and the post office.
3. Publish notices in the local newspaper.
4. Post information on the Town's website.
5. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. Invite local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to make presentations and participate in workshops and neighborhood meetings.
6. Utilize local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce when conducting focus groups, surveys, and distributing information to their clients and members.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Undertake outreach for each Housing Element program per the Housing Element implementation schedule
Timeframe: Ongoing

H-d **Inclusive Outreach.** Conduct targeted outreach to underrepresented community members, including the disabled, seniors, low-income households, people of color, and people who do not speak English as a first language. Provide housing-related materials in Spanish and provide language translation on the Town's website. Provide surveys in Spanish and Spanish translation for workshops, and conduct focus groups with underrepresented community members. Utilize the Town's affordable housing providers, Chamber of Commerce, and community groups representing protected class members to assist in outreach efforts.

Responsibility: Community Development Department
Financing: Staff time, General Fund
Objectives: Outreach to underrepresented communities, resulting in participation

that reflects the make-up of the community, measured by recording demographic information (race, ethnicity, primary language, age, household income, etc.) of survey, focus group, and workshop participants.
Timeframe: Targeted outreach to occur in conjunction with the housing element update cycle and annually with a campaign to publicize affordable housing resources

H-e **Promote Countywide Collaboration on Housing.** Participate in a Housing Working Group that consists of staff at all Marin cities and towns and the County of Marin to participate in countywide housing projects, share best practices, and discuss housing issues.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Meet with Housing Working Group
Timeframe: Monthly, or as scheduled

H-f **Provide Home Match Services.** Work with home match service providers such as Home Match Marin to help match over-housed seniors with potential lower income tenants or other seniors to save on housing costs. Promote these programs through outreach methods and venues described in Program H-b.

Responsibility: Administration, Community Development Department
Financing: General Fund
Objectives: Obtain and distribute materials; coordinate with home match service providers; complete an average of 2 matches per year.
Timeframe: Update website and distribute handouts and brochures by 2024. Dedicate one Town newsletter each year to promote home match programs.

H-g **Foster Meaningful Assistance from Other Agencies.** Town staff will meet and work with other public agencies and special districts (water, fire, schools, sanitary districts, etc.) to promote affordable housing through the provision of fee waivers, fee reductions, development of property, or other assistance for affordable housing projects.

Responsibility: Town Manager, Community Development Department
Financing: General Fund, Redevelopment Funds, other funding (see funding programs)
Objectives: Assistance and incentives for affordable housing
Timeframe: ~~Ongoing~~ Annual outreach to public agencies and special districts to identify affordable housing initiatives with monthly meetings to develop and implement initiatives until projects are complete.

H-h **Conduct Outreach for Developmentally Disabled Housing and Services.** Work with the Golden Gate Regional Center to implement an outreach program that informs families within Tiburon on housing and services available for persons with developmental disabilities. Provide information on services on the Town's website

and distribute brochures supplied by the service providers. The Town will take the following specific actions in 2023:

1. Contact the Golden Gate Regional Center (GGRC) and establish a working relationship with a specific contact person. Enquire about other service providers that should be included in the Town's outreach.
2. Request written information from the GGRC and other service providers on housing and services available for persons with developmental disabilities for posting on the Town's website and inclusion in the Town's newsletter.
3. Request brochures from the GGRC and other service providers on housing and services at Town Hall.
~~1.~~4. Discuss other actions with the GGRC the Town could take to promote housing and services available for the developmentally disabled and create an outreach program with specific steps for implementation.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Support programs to address needs of the developmentally disabled
Timeframe: Initiate a cooperative outreach program with the Golden Gate Regional Center in 2023

H-i **Review the Housing Element Annually.** As required by State law, the Town will review the status of Housing Element programs and submit a progress report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st.

Responsibility: Town Council, Planning Commission, Community Development Department
Financing: General Fund
Objectives: Annual review of Housing Element implementation progress
Timeframe: Annually by April 1st

H-ij **Update the Housing Element.** Update the Tiburon Housing Element consistent with State law requirements.

Responsibility: Town Council, Planning Commission, Community Development Department
Financing: General Fund
Objectives: Update and adopt housing element in compliance with State-mandated due date
Timeframe: 2031

H-k **Coordinate with Water and Sewer Providers.** As required by State law, the Town will provide a copy of the adopted housing element update to water and sewer providers, including the Marin Municipal Water District, Sanitary District Number 5 of Marin County, Richardson Bay Sanitary District, and Sanitary District Number 2 of Marin County. The Town will also provide a summary and quantification of Tiburon's regional housing need allocation.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Provide copy of Housing Element Update to water and sewer providers
Timeframe: Within one month of housing element adoption

H-l **Apply for State and Local Funds for Affordable Housing.** Apply for state and local affordable housing funds including, but not limited to, the programs listed in Section 4.8. Commit these funds to one or more projects located on designated housing sites as shown in the Housing Sites Inventory Table ~~10~~11, to projects targeted for persons with disabilities, including persons with developmental disabilities, and to projects targeted to extremely-low income households.

Responsibility: Town Council, Community Development Department, Town Manager
Financing: Staff time
Objectives: Develop funding sources for affordable housing
Timeframe: Apply for funding at least three times during the planning period

H-m **Redevelopment Funding (Town of Tiburon as Successor Agency).** In conjunction with the Marin Housing Authority, use remaining housing set-aside funds to meet existing affordable housing obligations and, once those are met, expend the funds solely for the provision of affordable housing in Tiburon consistent with the Tiburon General Plan.

Responsibility: Town Council, Planning Commission, Town Manager, Community Development Department
Financing: Housing set-aside funds
Objectives: Meet existing affordable housing obligations and facilitate the development of at least one affordable housing development
Timeframe: Ongoing and develop one affordable housing project by the end of 2030.

H-n **Work with Non-Profits on Housing.** The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise related to specific housing sites and as the Housing Element is implemented. The Town will reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The Town will also reach out to developers of affordable housing for extremely-low income households. The Town will take the following specific actions:

1. Develop a list of affordable and supportive housing developers, identify primary contacts, and establish working relationships.
2. Maintain a list of housing opportunity sites and discuss potential housing development on these sites as well as other housing sites and opportunities.
3. Discuss development standards and permit processing procedures relevant to potential housing sites.

4. Discuss incentives the Town can offer, including priority processing, density bonuses and concessions, fee waivers or deferrals, and modification of development standards.
5. Identify available funding sources, including the Town's Low-Moderate Income Housing Fund, as well as other sources the Town could apply for.
6. Discuss potential community outreach activities to gain community acceptance of affordable housing development.
~~1.~~7. Monitor the potential expiration of HUD-subsidized funding of Bradley House at the end of 2030 and assist in maintaining the affordability of the development by contacting affordable housing developers and assisting in identifying and applying for federal, state, and local financing and subsidy programs.

Responsibility: Community Development Department
Financing: Staff time
Objectives: Ongoing working relationship with non-profit housing sponsors
Timeframe: Outreach to non-profits by the end of 2023 and every two years thereafter

H-o **Work with the Marin Housing Authority.** Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock to ensure permanent affordability. Implement resale and rental regulations for very low, low, and moderate income units, and assure that these units remain at an affordable price level.

Responsibility: Community Development Department, Town Manager
Financing: Staff time, General Fund
Objectives: Implement agreements to maintain affordability
Timeframe: Ongoing

H-p **Staff Training.** Work with Fair Housing Advocates of Northern California to conduct training sessions for Town employees regarding the receipt, documentation, and proper referral of housing discrimination complaints and other fair housing issues.

Responsibility: Administration, Community Development Department
Financing: General Fund
Objectives: Conduct training sessions for staff
Timeframe: As needed

H-q **Housing Discrimination Complaints.** Refer discrimination complaints to the appropriate legal service, county, or state agency or Fair Housing Advocates of Northern California (FHANC). The Community Development Director is the designated person in Tiburon with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to Fair Housing Advocates of Northern Marin, the Marin Housing Authority, Legal Aid, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website. Encourage FHANC to conduct fair housing testing in Tiburon.

Responsibility: Community Development Department, Town Manager

Financing: Staff time, General Fund
Objectives: Implementation of Fair Housing laws
Timeframe: Ongoing. Post information on the Town's website and reach out to FHANC by the end of 2023.

H-r **Reasonable Accommodation.** Post information on the Town's website regarding reasonable accommodation procedures and instruction for submitting accommodation requests.

Responsibility: Community Development Department, Town Manager
Financing: Staff time, General Fund
Objectives: Implementation of Fair Housing laws
Timeframe: By the end of 2023

Goal H-B

Provide housing for special needs populations that is coordinated with support services.

Policies

H-B1 **Provision of Affordable Housing for Special Needs Households.** Provide opportunities through affordable housing programs for a variety of housing types and affordability levels to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities.

H-B2 **Health and Human Services Programs Linkages.** Support housing that incorporates facilities and services to meet the health care, transit or social service needs of extremely low income households and persons, and persons living with disabilities. As appropriate to its role, the Town will assist service providers to link together services serving special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.

H-B3 **Density Bonuses for Special Needs Housing.** The Town will use density bonuses to assist in meeting special housing needs, housing for lower income elderly and disabled.

H-B4 **Countywide Efforts to Address Housing for the Homeless.** In recognition that there is a lack of resources to set up separate systems of care for different groups of people, including homeless-specific services for the homeless or people "at risk" of becoming homeless, local governments in Marin must coordinate efforts to develop a fully integrated approach for the broader low-income population. The Town will support countywide programs Marin County Continuum of Care[36] actions for the homeless including emergency shelter, transitional

[36] The Department of Housing and Urban Development (HUD) allocates HUD homeless assistance grants to

housing, supportive housing, and permanent housing.

H-B5 **Emergency Shelter Facilities Located in Tiburon.** The Town of Tiburon recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in commercial zones as established in the Zoning Ordinance.[37] In addition, the following would apply:

1. The Town will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.
2. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood.

H-B6 **Adaptable/Accessible Units for the Disabled.** The Town will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."

H-B7 **Transitional and Supportive Housing.** The Town of Tiburon recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

H-B8 **Emergency Housing Assistance.** Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.

Implementing Programs

H-s **Provision of Affordable Housing for Special Needs Households.** Continue to facilitate programs and projects which meet federal, state, and local requirements to provide accessibility for seniors, persons with disabilities, including developmental disabilities, large families, and single-person and single parent households. Apply

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organizations that participate in local homeless assistance program planning networks. Each of these networks is called a Continuum of Care. HUD introduced the concept to encourage and support local organizations in coordinating their efforts to address housing and homeless issues. The Marin County Continuum of Care is operated through the County's Health and Human Services Agency.

[37] Standards for Emergency Shelters consistent with SB2 are contained in Municipal Code Section 16-40.060 - Emergency Shelters.

current inclusionary housing provisions that require 10% of new units to be designed for special needs households. Specific types of housing include:

1. Smaller, affordable residential units, especially for lower income single-person and single parent households.
2. Affordable senior housing to meet the burgeoning needs of an aging population, including assisted housing and board and care (licensed facilities).
3. Affordable units with three or more bedrooms for large family households.
4. Affordable housing that is built for, or can easily and inexpensively be adapted for, use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects, augmented by Americans with Disabilities Act guidelines) and people with developmental disabilities.

Responsibility: Town Council, Community Development Department
Financing: Staff time.
Objectives: Construction of at least 50 housing units for people with special needs.
Timeframe: Ongoing

H-t **Emergency Housing Assistance.** Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.

Responsibility: Town Manager, Town Council, Community Development Department
Financing: Affordable Housing Fund
Objectives: Respond to requests for assistance
Timeframe: Attend Marin County Council of Mayors and Councilmembers (MCCMC) Elected Officials Homeless Subcommittee meetings at least four times per year; consider funding requests during Town's budget setting process.

H-u **Provide ~~Town~~ Public Employee Housing Assistance.** Identify opportunities for local government and public agency employees (especially public safety personnel) to find housing locally through such efforts as acquisition of affordable units, construction of workforce housing at public facilities or parking lots, or subsidizing mortgages or rents. Utilize the Town's Low-Moderate Income Housing Fund and Town Owned Housing Units Fund to purchase below market rate units as they become available and to maintain the Town's portfolio of Town-owned affordable housing.

Responsibility: Town Manager, Town Council
Financing: Staff time
Objectives: Provide housing assistance to 5 percent of Town employees
Timeframe: Ongoing

Goal H-C

Protect and conserve the existing housing stock and mix of unit types.

Policies

H-C1 **Support Housing Conservation and Affordability.** Pursue funding for conservation and rehabilitation of existing housing to preserve neighborhood character and retain the supply of affordable housing units.

H-C2 **Condominium Conversions.** Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will prohibit conversion of existing multi-family rental dwellings to market rate condominium units unless the Town's rental vacancy rate is above 4.5 percent.

H-C3 **Protection of Existing Affordable Housing**. Ensure that affordable housing provided through governmental subsidy programs, incentives and deed restrictions remains affordable, and intervene when necessary to help preserve such housing.

H-C4 **Preserve "Old Tiburon" Housing.** Limit the loss of housing units in "Old Tiburon" through conversion of existing two-family or multi-family dwellings into single-family dwellings or buildings containing fewer units. [38]

H-C5 **Rental Assistance Programs.** Continue to publicize and create opportunities for using available rental assistance programs for extremely low, very low and low income households in coordination with the Marin Housing Authority (MHA).

H-C6 **Reconstruction at Existing Densities.** Protect and preserve housing units by granting density bonuses that allow the re-establishment of housing developments containing affordable housing units (regardless of the current General Plan density limit for the site) at the pre-existing density, in the event that such developments are damaged or destroyed by fire, earthquake, or similar disaster.

H-C7 **Preserve the Housing Stock.** In order to protect and conserve the housing stock, the Town will, to the extent permitted by law, prohibit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.

H-C8 **Maintenance and Management of Quality Housing**. Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, rehabilitation programs for viable older housing, and long-term maintenance and improvement of neighborhoods.

H-C9 **Energy and Resource Conservation**. Promote development and construction standards that conserve resources and encourage housing types and designs that use cost-effective energy

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[38] This modification is contained in the Zoning Ordinance, which requires a conditional use permit for conversion to fewer units.

and resource conservation measures (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability for occupants.

H-C10 Resale Controls to Maintain Affordability. Continue to impose resale controls and rent and income restrictions to the maximum extent possible (at least 55 years) to ensure that affordable housing, provided through zoning and other government incentives and/or as a condition of development approval, remains affordable over time to the income group for which it is intended. The Town will implement long-term or in-perpetuity agreements and/or deed restrictions with owners and/or developers to govern the affordability of such units. This assurance will be provided through recorded agreements and by monitoring their continuing affordability, or other equally effective means. [39]

Implementing Programs

H-v Rehabilitation Loan Programs. In cooperation with the Marin Housing Authority (MHA), improve citizen awareness of rehabilitation loan programs. Utilize the Town's website, newsletter, social media, and counter handout to publicize programs.

Responsibility: Community Development Department, MHA
Financing: MHA
Objectives: Facilitate rehabilitation loans for 3 low income households
Timeframe: Update the Town's website by the end of 2023 and update and publicize annually thereafter.

H-w Conduct Residential Building Report Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the intent to maintain and upgrade the safety of housing within the town consistent with adopted Building Codes. In addition to health and safety concerns, the residential building report discloses the authorized use, occupancy and zoning of the property and an itemization of deficiencies in the dwelling unit.

Responsibility: Building Division
Financing: General Fund through fee charged for residential building report inspections
Objectives: Complete Residential Building Reports for all housing units prior to resale
Timeframe: Ongoing

H-x Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8 Housing Choice Vouchers in coordination with the Marin Housing Authority (MHA). Utilize the Town's website, newsletter, social media, and handouts to publicize programs. Provide multilingual links to the

[39] The Marin Housing Authority is the agency designated to administer inclusionary housing programs on behalf of the Town, although the Town has flexibility to designate another agency or entity.

California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ and printed materials. Collaborate with at least two other organization, schools, or agencies to post handouts at their locations.

Responsibility: Community Development Department, Marin Housing Authority
Financing: Staff time
Objectives: Publicity and increased use of Section 8 vouchers
Timeframe: Update website and distribute handouts by 2024. Dedicate one newsletter each year to promote the Housing Choice Voucher program and fair housing laws.

H-y **Condominium Conversions**. Preserve rental housing by enforcement through the Town's condominium conversion ordinance and Housing Element policy.[40]

Responsibility: Community Development Department
Financing: General Fund
Objectives: Protection of the Town's rental housing stock.
Timeframe: Ongoing

H-z **Coordination with Affordable Housing Providers**. Work with affordable housing providers and managers to ensure affordable units are well-maintained. Conduct outreach to affordable housing tenants on code enforcement issues and procedures for filing complaints. Facilitate communication between tenants and affordable housing providers and managers and work to resolve issues of concern.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Protection of the Town's affordable housing stock
Timeframe: ~~Ongoing~~ Proactive outreach to affordable housing providers, managers, and tenants in 2024 and biennially thereafter. As concerns arise, participate in meetings at least monthly to resolve issues.

H-aa **Tenant Protection Strategies.** Work with the County of Marin and other Marin jurisdictions to explore and develop strategies that protect tenants from rapidly rising rents and displacement. These may include:

- **Rent stabilization:** Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Consider adopting a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law.
- **Just cause for eviction:** AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4)

[40] See 16-52.050 - Condominium Use Permit

criminal activity; 5) subletting without permission; 6) refusal to provide access; 7) failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose. Consider expanding on these protections or extending if State protections expire.

- **Local relocation assistance:** Consider developing a countywide relocation assistance program that provides greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities.
- **Right to Purchase:** When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units.
- **Right to Return:** When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property.
- **Tenant Bill of Rights:** Adopt a tenant's bill of rights that considers extending protections for subletters and family members and addresses severe habitability issues and market pressures. This provision could also provide anti-retaliation protection for tenants that assert their rights and a right to legal representation in the case of evictions.

The Town will take the following actions:

1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances.
2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions.
~~1.~~3. Prepare ordinances at Town Council direction and bring forward for Planning Commission and Town Council consideration of adoption in 2025.

Responsibility: Community Development Department
Financing: Regional Early Action Planning (REAP) grants; staff time
Objectives: Exploration of and possible action on tenant protection strategies
Timeframe: Explore options with Marin jurisdictions in 2024 and bring forward for Council direction, including possible ordinance adoption, in 2025.

H-bb **Link Code Enforcement with Public Information Programs on Town Standards and Rehabilitation and Energy Loan Programs.** Implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building

standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. Specific actions include:

1. Coordinate with the Marin Housing Authority and utility providers to publicize available loan programs to eligible owner and renter-occupied housing.
2. Provide public information on alternative energy technologies for residential developers, contractors, and property owners.
3. Publicize tenant assistance and energy conservation programs that are available to provide subsidized or at-cost inspection and corrective action.
4. Provide an informational guide to homeowners explaining the benefits, "best practices" and procedures for adding or legalizing a secondary dwelling unit.

Responsibility: Community Development Department, Marin Housing Authority, PG&E, and MCE
Financing: General Fund
Objectives: Upgrades to the Town's housing stock and compliance with codes.
Timeframe: Ongoing

H-cc **Provide Information on Energy Efficiency and Renewable Energy Programs.** Provide information on available energy efficiency, renewable energy, and decarbonization rebates, incentives, loans, and program, highlighting any programs that serve and/or provide deeper discounts for low-income households. Specific actions include:

1. Coordinate with the County of Marin, the Marin Climate & Energy Partnership, BayRen, and utility providers to identify, fund, design, and publicize programs.
2. Utilize the Town's website, newsletter, social media, and counter handouts to provide information on alternative energy technologies for residential developers, contractors, and property owners.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Upgrades to the Town's housing stock.
Timeframe: Ongoing with annual social media and newsletter campaign.

Goal H-D

Facilitate the development of new infill housing in Downtown Tiburon and on identified underutilized sites throughout the Town that are close to services and transit. Continue to encourage accessory dwelling units to provide additional housing opportunities throughout established neighborhoods.

Policies

H-D1 **Variety of Housing Choices.** In response to the broad range of housing needs in Tiburon, the Town will strive to achieve a mix of housing types, densities, affordability levels and designs. This will include an adequate supply and variety of housing opportunities to meet the needs of Tiburon's workforce and their families, striving to match housing types and affordability with household income. The Town will work with developers of non-traditional and innovative housing approaches in financing, design, construction, and types of housing that meet local housing needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.

H-D2 **New Affordable Housing.** Facilitate the design, approval, and construction of affordable housing projects using a variety of mechanisms, including mixed-use development incentives, inclusionary zoning, density bonus programs, affordable housing overlay zones, and creation of accessory dwelling units.

H-D3 **Key Housing Opportunity Sites.** Given the diminishing availability of developable land, the Town will identify housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).

H-D4 **Mixed Use Infill Housing.** The Town will encourage well-designed mixed use developments (residential mixed with other uses) where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed use development in appropriate locations, such as in and near to the downtown that are in proximity to transit and services and would support downtown businesses.

H-D5 **Redevelopment of Commercial Shopping Areas and Sites.** The Town will encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and sites when it occurs.

H-D6 **Density Bonuses and Other Incentives for Affordable Housing Developments.** The Town will use density bonuses and other incentives to help achieve housing goals, including provisions consistent with State Density Bonus Law.[41]

H-D7 **Retention and Expansion of Multifamily Sites at Medium and Higher Density.** The Town will strive to protect and expand the supply and availability of multifamily and mixed use infill

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[41] State density bonus law, Government Code Section 65915, was first enacted in 1979. The law requires local governments to provide density bonuses and other incentives to developers of affordable housing who commit to providing a certain percentage of dwelling units to persons whose incomes do not exceed specific thresholds. Cities also must provide bonuses to certain developers of senior housing developments, and in response to certain donations of land and the inclusion of childcare centers in some developments. Essentially, state density bonus law establishes that a residential project of five or more units that provides affordable or senior housing at specific affordability levels may be eligible for a "density bonus" to allow more dwelling units than otherwise allowed on the site by the applicable General Plan Land Use Map and Zoning. The density bonus may be approved only in conjunction with a development permit (i.e., tentative map, parcel map, use permit or design review). Under State law, a jurisdiction must provide a density bonus, and concessions and incentives granted at the applicant's request based on specific criteria.

housing sites for housing. The Town will not re-designate or rezone residential land for other uses or to lower densities without re-designating equivalent land for higher density multifamily development.

H-D9 **Accessory Dwelling Units.** Encourage the construction of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) as an important way to provide affordable rental housing opportunities, especially for senior households, single persons, single parents, and young households.

H-D11 **Inclusionary Housing Requirements.** Implement the Town's inclusionary housing provisions to generate affordable housing units and in-lieu fees that can be effectively used to support affordable housing projects on less constrained housing opportunity sites.

Implementation Programs

H-dd **Work with Non-Profits and Property Owners on Housing Opportunity Sites.** Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable housing, including housing for extremely low income households:

1. Meet with non-profit housing developers and property owners of Sites 1-9 to identify housing development opportunities, issues, and needs during 2023.
2. Select the most viable sites during 2023 and 2024.
3. Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024.
4. Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application.
5. Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation (i.e., assistance with the application and fee reduction or waiver), and assistance in development review.
6. Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups that serve Black and Latinx communities, especially outside of Marin County.
7. ~~6.~~ Provide funding from the Town's Low and Moderate Income Housing fund for affordable housing developments.

Responsibility: Community Development Department, Town Manager, Planning Commission, Town Council
Financing: General Fund, Redevelopment Set-Aside, other funding
Objectives: Encourage development of 297 units affordable to lower-income households on housing opportunity sites 1-9
Timeframe: Actions as identified above and development of housing sites by 2030

H-ee **Implement "Affordable Housing Overlay Zone" and Inclusionary Housing Ordinance.** Annually monitor and evaluate the effectiveness of the Affordable Housing Overlay Zone and Inclusionary Housing Ordinance as part of the annual Housing Element review (see Program H-i). As part of the annual review The Town will determine if the number and/or percentage of affordable units required by income category need to be adjusted in order to achieve the Town's affordable housing goals without unduly impacting overall housing production and supply. The Town will amend the zoning ordinance as necessary.

1. Amend the Inclusionary Housing Ordinance to identify the interior amenities subject to the ordinance and provide objective standards that allow lower-cost substitutions that do not compromise performance or functionality.

Responsibility: Community Development Department, Town Manager, Planning Commission, Town Council
Financing: General Fund, Redevelopment Set-Aside, Housing Fund, other funding.
Objectives: Development of housing sites A-G by 2030
Timeframe: ~~Ongoing~~Amend the Inclusionary Housing Ordinance within one year of Housing Element adoption.

H-ff **Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.** Offer density bonuses consistent with the State Density Bonus Law.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Application of State Density Bonus law
Timeframe: Ongoing

H-gg **Design of Multifamily Housing.** Conduct design review to assure excellence of design in new multifamily housing development and utilize objective design and development standards for applicable projects.

Responsibility: Community Development Department
Financing: General Fund
Objectives: Development of well-designed multifamily housing
Timeframe: Ongoing

H-hh ~~**Outreach and Education for**~~ **Facilitate and Promote Accessory Dwelling Unit Development.** Encourage and facilitate ADU and JADU development to provide additional housing opportunities throughout established neighborhoods. Take the following actions:

1. Provide information on Tiburon's ADU standards for posting on the ~~MarinADU~~ ADUMarin website.
2. Provide ADU and JADU application checklists on the Town's website.

3. Develop a handout on ADU standards and the application process and distribute at Town Hall.
4. Provide links to the California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter. Provide handouts to ADU permit applicants.
5. Promote the ~~MarinADU~~ ADUMarin website in the Town's newsletter and ADU handout, on social media, and on the Town's website.
6. Establish an ADU specialist in the Community Development Department.
~~5.~~7. Reduce the ADU application fee.

Responsibility: Community Development Department
Financing: General Fund
Objectives: 72 new ADUs and JADUs by the end of 2030
Timeframe: Develop new materials, update the Town's website, and provide counter handouts by the end of 2023. Update and publicize annually thereafter.

H-ii **Track and Evaluate Accessory Dwelling Unit Production.** Continue to track ADU and JADU permits, construction, and affordability levels. Review ADU and JADU development at the mid-point of the planning cycle to determine if production estimates are being achieved as identified in the housing site inventory. Depending on the findings of the review, revise the housing sites inventory to ensure adequate sites are available to accommodate the remaining lower income housing need.

Responsibility: Community Development Department
Financing: General Fund
Objectives: 72 new ADUs and JADUs by 2030 with affordability levels as follows: 21 very low, 21 low, 21 moderate, and 9 above moderate
Timeframe: Ongoing tracking and mid-point planning cycle review by June 2027

H-jj **Rezone Housing Opportunity Sites.** Establish new Mixed Use, Main Street, and R-4 zoning districts and objective design and development standards for those districts that facilitate development at the realistic unit capacities and densities established in Table 11 for each site. Rezone Sites 1-7, 9, and A-F to Mixed Use, Site 8 to R-4, and Site G to Main Street. As reflected in Table 11, Sites 1-9 are identified to accommodate a portion of the lower-income RHNA. These will be rezoned to:

4. require the minimum density identified in Table 11;
5. permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households;
6. allow 100 percent residential use;

7. require residential use occupy at least 50 percent of the total floor area of a mixed use project.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Rezone housing opportunity sites early in the planning period to facilitate housing at all income levels.
Timeframe: Establish new districts and objective design and development standards when the Housing Element and the General Plan 2040 update are adopted. Complete rezonings by January 31, 2024.

H-kk Identify Additional Housing Opportunity Sites. In compliance with the No Net Loss Law and Government Code 65863, the Town will identify new housing opportunity sites as development occurs in order to ensure the remaining sites are sufficient to accommodate the remaining RHNA at all income levels. In addition, the Town will consider rezoning other parcels appropriate for lower-income housing, particularly those outside the Downtown area such as the Cove Shopping Center and the Tiburon Baptist Church site, if the property owners indicate interest in redeveloping or adding housing to their sites.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Rezone housing opportunity sites as sites are developed and/or property owner interest is expressed.
Timeframe: Complete rezonings as required by State law or within one year, whichever is applicable.

H-ll Reed School Site. The Reed Union School District is currently undergoing a Master Facilities Plan which is considering developing a portion of the Reed School site with housing (Site 9 in Table 11). The Town will monitor the progress of the Master Facilities Plan and take the following actions:

1. Meet with school district staff at least quarterly beginning in 2023 to discuss progress of the Facilities Master Plan.
2. Participate in School District community meetings during the Facilities Master Plan process to encourage affordable housing on the site.
3. Facilitate meetings with the School District and affordable housing developers during 2023 and 2024 to explore development concepts and feasibility.
4. If the School District makes a formal determination not to pursue housing on the site, the Town will identify and rezone sites, as necessary, to make up for any shortfall in the remaining RHNA for each income category within one year of the School District's determination, or by May 31, 2026, whichever is later.

5. If the School District does not take any action to develop housing on the site by January 31, 2025, the Town will identify and rezone site(s), as necessary, to make up for any shortfall in the remaining RHNA for each income category by May 31, 2026.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: General Fund
Objectives: Ensure there are sufficient available sites to accommodate the Town's remaining RHNA.
Timeframe: Take actions and complete rezonings as identified in the program above.

H-mm Rezone 4576 Paradise Drive. Rezone 4576 Paradise Drive to R-3 and require a minimum density of 10 units per acre.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: Staff time
Objectives: Development of 93 market rate units.
Timeframe: Rezone by January 31, 2024.

H-nn Supportive Housing. Revise the Zoning Code to make supportive housing a permitted use in all commercial zones that allow multifamily and mixed use housing, including the Mixed Use, Neighborhood Commercial, Main Street, and Village Commercial districts, pursuant to Government Code 65651.

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: Staff time
Objectives: Ensure the Town's Tiburon Code complies with state law.
Timeframe: By January 31, 2024.

H-oo Parking for Emergency Shelters. Revise the Zoning Code to specify parking requirements for emergency shelters that comply with Government Code section 65583, subdivision (a)(4)(A).

Responsibility: Community Development Department, Planning Commission, Town Council
Financing: Staff time
Objectives: Ensure the Town's Tiburon Code complies with state law.
Timeframe: By January 31, 2024.

H-pp Facilitate and Promote SB 9 Development. Encourage and facilitate SB 9 development on qualifying single family lots to provide additional housing opportunities. Take the following actions:

1. Provide information on Tiburon's SB 9 standards.

2. Provide SB 9 application checklists on the Town's website.
3. Develop a handout on SB 9 standards and the application process and distribute at Town Hall.
4. Promote SB 9 potential in the Town's newsletter and SB 9 handout, on social media, and on the Town's website.
5. Establish an SB 9 specialist in the Community Development Department.
6. Adopt an ordinance by July 1, 2023, to increase the maximum unit size from 800 square feet to 1,000 square feet.

Responsibility: Community Development Department
Financing: General Fund
Objectives: 36 market rate SB 9 units developed through SB 9 by the end of 2030
Timeframe: Develop new materials, update the Town's website, and provide counter handouts by the end of 2023. Update and publicize annually thereafter. Adopt ordinance by July 1, 2023.

5.4 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. Contributing factors are described in detail in Appendix D and summarized below in descending order of priority, along with the Housing Element programs that address them.

LACK OF FAIR HOUSING TESTING, EDUCATION, AND OUTREACH

The AFFH analysis determines that the Town lacks information on fair housing law and discrimination complaint filing procedures on the Town website. Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law, and affordable housing opportunities. Cost burdened households may be unaware of affordable housing opportunities. The Town also lacks sufficient education and outreach related to reasonable accommodations and ADA laws. Further, while fair housing testing was conducted in the County, fair housing tests in Tiburon may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of fair housing testing/monitoring
- Lack of targeted outreach

Housing Element Programs to Address Contributing Factors

The Housing Element contains programs to provide information to residents, landlords, and prospective tenants on fair housing laws, including source of income laws, through the Town's communication channels, including the newsletter, website, social media, counter handouts, and tabling at community events. Programs include *H-b Improve Community Awareness of Housing Needs, Issues; H-q Housing Discrimination Complaints*; *H-r Reasonable Accommodation; H-x Rental Assistance Programs;* and *H-hh Outreach and Education for Accessory Dwelling Units.* Program H-q

also directs the Town to encourage Fair Housing Advocates of Northern California to conduct fair housing testing in Tiburon.

DISPARITIES IN HOME OWNERSHIP RATES AND POTENTIAL DISCRIMINATION IN HOME SALES MARKET

The AFFH analysis identifies some potential for discrimination in the home loan application process. although the race/ethnicity of nearly one-quarter of the applicants was unknown. The analysis finds that the Whites are 81.6% of the population in Tiburon, and the Hispanic/Latino, two or more races, and Asian populations make up the second, third, and fourth largest racial/ethnic populations in the Town. A majority of Asian/API, Black/African American, Hispanic/Latinx, and other/multiple race households are renter households, compared to only 29.3 percent of non-Hispanic White households. Asian and Hispanic owner-occupied households are also cost burdened at the highest rates.

Contributing Factors

- Lack of fair housing testing/monitoring
- Availability of affordable housing

Housing Element Programs to Address Contributing Factors

Program *H-q Housing Discrimination Complaints* directs the Town to encourage Fair Housing Advocates of Northern California to conduct fair housing testing in Tiburon. The Housing Element contains several programs to increase the availability of affordable housing in Tiburon, including programs *H-a Focus Town Resources on Housing Opportunity Sites; H-m Redevelopment Funding; Program H-n Work with Non-Profits on Housing; Program H-s Provisions of Affordable Housing for Special Needs Households; Program H-ff Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law; H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites; H-ee Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinances;* and *H-hh Outreach and Education for Accessory Dwelling Unit Development.*

COMMUNITY OPPOSITION TO AFFORDABLE HOUSING

The AFFH analysis finds community opposition to housing development remains the number one barrier to housing development in Marin County. Community resistance to development includes concerns about traffic congestion; a desire for the preservation of open spaces; loss of local control; and the impact on schools. Resistance to affordable housing is most prevalent in White neighborhoods in Marin County.

The housing opportunity sites identified in the Housing Element were extensively vetted by the community and supported by a majority of residents. Nonetheless, there was significant opposition to the proposed housing sites and densities.

Contributing Factors

- Availability of affordable housing in all areas of the Town
- Community concern about housing densities, traffic impacts on Tiburon Boulevard, water availability, and school capacity

Housing Element Programs to Address Contributing Factors

The Housing Element contains several programs to increase the availability of affordable housing in Tiburon, including programs *H-a Focus Town Resources on Housing Opportunity Sites; H-m Redevelopment Funding; Program H-n Work with Non-Profits on Housing; Program H-s Provisions of Affordable Housing for Special Needs Households; Program H-ff Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law; H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites; H-ee Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinances;* and *H-hh Outreach and Education for Accessory Dwelling Unit Development.* In addition, the Housing Element contains programs to foster community support for housing development including *H-b Improve Community Awareness of Housing Needs, Issues, and Programs* and *H-c Community Outreach when Implementing Housing Element Programs.*

SUBSTANDARD HOUSING CONDITIONS

The AFFH analysis states that 85 percent of the Town's housing stock is older than 30 years, and 54% is over 50 years old. Although the Town's housing stock is older, it is generally in excellent condition. Due to the high real estate value in Tiburon, properties, especially single family houses, are generally well-maintained. According to the Town's Planning & Building department, approximately 120-150 apartments are in in need of rehabilitation, and no housing units are in need of replacement. Cost of repairs can be prohibitive, especially for low-income households.

Contributing Factors

- Age of housing stock
- Cost of repairs or rehabilitation

Housing Element Programs to Address Contributing Factors

The Housing Element contains programs to promote available rehabilitation loans to lower income households. Programs include *H-v Rehabilitation Loan Programs* and *H-bb Link Code Enforcement with Public Information Programs on Town Standards and Rehabilitation and Energy Loan Programs.*

AFFH ACTION MATRIX

Programs to affirmatively further fair housing are organized by Action Areas in Table ~~20~~21. These are as follows:

- Enhance housing mobility strategies.
- Encourage development of new affordable housing in high resource areas.
- Improve place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing.
- Protect existing residents from displacement.
- Conduct fair housing outreach and education

Table 23: AFFH Action Matrix

Programs	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
Action Area: Housing Mobility				
H-b Improve Community Awareness of Housing Needs, Issues, and Programs *and* H-w Rental Assistance Programs	Provide information and promote programs and resources for affordable housing, Housing Choice vouchers, rental assistance, reasonable accommodation, and fair housing laws. Utilize the Town's website, newsletter, social media and counter handouts. Distribute information at public locations and homeowners' associations, property managers and owners, and other community groups. Provide multilingual links to the California Dept. of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ and printed materials. Collaborate with at least two other organization, schools, or agencies to post handouts at their locations.	Update website and distribute handouts and brochures by 2024. Dedicate one Town newsletter each year to promote housing programs and resources and educate community members on Housing Choice vouchers and fair housing laws.	Town-wide	Increase Housing Choice Voucher use by 20% over the course of the planning period (currently 23). Increase Town newsletter circulation by 20% (currently over 800 households). Track website traffic to dedicated webpage and revise page as necessary to increase traffic.
H-hh Outreach and Education for Accessory Dwelling Unit Development	Encourage and facilitate ADU and JADU development to provide additional housing opportunities throughout established neighborhoods. Take the following actions: 1. Provide information on Tiburon's ADU standards for posting on the MarinADU website. 2. Provide ADU and JADU application checklists on the Town's website. 3. Develop a handout on ADU standards and the application process and distribute at Town Hall.	Develop new materials, update the Town's website, and provide counter handouts by the end of 2023. Update and publicize annually thereafter.	Town-wide	Develop 72 new ADUs and JADUs by the end of 2030.

Programs	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	4. Provide links to the California Department of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter. Provide handouts to ADU permit applicants. 5. Promote the MarinADU website in the Town's newsletter and ADU handout, on social media, and on the Town's website.			
Action Area: New Housing Opportunities in High Resource Areas				
H-a Focus Town Resources on Housing Opportunity Sites *and* H-dd Work with Non-Profits and Property Owners on Housing Opportunity Sites	Focus Town resources toward the design, approval, financing, and construction of affordable housing on multifamily housing opportunity sites identified in the Tiburon Housing Element. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups that serve Black and Latinx communities, especially outside of Marin County.	1. Meet with non-profit housing developers and property owners of Sites 1-9 to identify housing development opportunities, issues, and needs during 2023. 2. Select the most viable sites during 2023 and 2024. 3. Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024. 4. Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. 5. Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing,	Downtown and Reed School sites	Achieve 100% of lower income units in High Resource areas.

Programs	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
		lot consolidation, and assistance in development review.		
H-f Provide Home Match Services	Work with home match service providers such as Home Match Marin to help match over-housed seniors with potential lower income tenants or other seniors to save on housing costs. Promote the program utilizing the Town's website, newsletter, social media channels, and counter handouts.	Update website and distribute handouts and brochures by 2024. Dedicate one Town newsletter each year to promote home match programs.		Complete an average of 2 matches per year.
Action Area: Place-based Strategies for Community Revitalization				
H-v Rehabilitation Loan Programs and H-bb Link Code Enforcement with Public Information Programs on Town Standards and Rehabilitation and Energy Loan Programs.	In cooperation with the Marin Housing Authority (MHA), improve citizen awareness of rehabilitation loan programs. Utilize the Town's website, newsletter, social media, and counter handout to publicize programs. Provide information on loan programs when conducting code enforcement.	Update the Town's website by the end of 2023 and update and publicize annually thereafter.	Old Tiburon and areas where there are older single and two-family homes and condominiums.	Facilitate loans for three lower-income households by the end 2030.
Prioritize Infrastructure Improvements in Downtown	Prioritize infrastructure projects in the Downtown that encourage walking, bicycling, and transit use including sidewalks, crosswalks, bicycle lanes, bicycle storage, bus shelters, safety improvements, public transit and ferry schedule enhancements, and Safe Routes to School projects that connect the Downtown to local schools.	Annually beginning in 2024	Downtown	Implement projects identified the Town's Bicycle and Pedestrian Plan, Climate Action Plan, and Capital Improvement Plan.

Programs	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
Action Area: Tenant Protections and Anti-Displacement				
H-aa Tenant Protection Strategies	Work with the County of Marin and other Marin jurisdictions to explore strategies that protect tenants from rapidly rising rents and displacement. These may include: ▪ Rent stabilization ▪ Just cause for eviction ▪ Local relocation assistance ▪ Right to Purchase ▪ Right to Return ▪ Tenant Bill of Rights	Explore options with Marin jurisdictions in 2024 and bring forward for Council direction, including possible ordinance adoption, in 2025.	Town-wide	Ordinance adoption
Anti-Displacement Measures for Small Businesses	Provide targeted outreach to small businesses located on redeveloping properties. Aid small businesses that are displaced by assisting in the search for available areas to relocate in the Town.	Ongoing; triggered when a project application is received	Downtown	Retain local businesses and jobs to result in no net loss in jobs.
Action Area: Fair Housing Outreach and Enforcement				
H-b Improve Community Awareness of Housing Needs, Issues, and Programs	Provide information and promote programs on fair housing laws. Utilize the Town's website, newsletter, counter handouts and distribute information at public locations and to homeowners' associations, property managers and owners, and other community groups.	Update website and distribute handouts and brochures by 2024. Dedicate one Town newsletter each year to promote housing programs and resources and educate community members on fair housing laws.	Town-wide	Increase Town newsletter circulation by 10% (currently over 800 households).
H-q Housing Discrimination Complaints	Post information on the housing discriminatio referral process on the Town's website. Encourage Fair Housing Advocates of Northern California (FHANC) to conduct fair housing testing in Tiburon.	Reach out to FHANC by the end of 2023 and encourage them to conduct fair housing testing in Tiburon.	Town-wide	FHANC conducts biennial fair housing testing in Tiburon. Tow receives annual report from FHANC describing fair housing testing actions.

Programs	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
H-r Reasonable Accommodation	Post information on the Town's website regarding reasonable accommodation procedures and instructions for submitting accommodation requests.	Post information by the end of 2023.	Town-wide	10% increase in the number of reasonable accommodation requests.
H-x Rental Assistance Programs	Publicize and participate in rental assistance programs such as Section 8 Housing Choice Vouchers in coordination with the Marin Hous Authority (MHA). Utilize the Town's website, newsletter, social media, and handouts to publicize programs. Provide multilingual links to the California Dept. of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ and printed materials. Collaborate with at least two other organization, schools, or agencies to post handouts at their locations.	Update website and distribute handouts and brochures by 2024. Dedicate one Town newsletter each year to promote Housing Choice vouchers and educate community members on fair housing laws.	Town-wide	Increase Housing Choice Voucher use by 20% over the course of the planning period (currently 23).
H-hh Outreach and Education for Accessory Dwelling Units	Educate landlords and tenants on fair housing laws related to ADUs. Provide links to the California Dept. of Fair Employment and Housing's Sources of Income Fact Sheet and FAQ in Town communications and printed handouts at the building counter.	Update the Town's website and provide counter handouts by the end of 2023. Update and publicize annually thereafter.	Town-wide	Develop 72 new ADUs and JADUs by the end of 2030.

APPENDIX A: PUBLIC OUTREACH

CREATE TIBURON 2040

It's time to update the Town's General Plan, and we're bringing in the experts: you!

The General Plan outlines policies that will shape how Tiburon will look and feel in the future, guiding growth over the next 20 years.

createtiburon2040.org

Town of Tiburon
1505 Tiburon Boulevard
Tiburon, CA 94920

HOW LONG WILL IT TAKE?

Updating the General Plan will take approximately two years. There will be plenty of opportunities for community members to get involved and voice their opinions.



Jan. 2021
Launch website and first community survey at **CreateTiburon2040.org**

Feb - Sept 2021
Community Workshops and Surveys on Different Topics

Jan. - Nov. 2021
Town Council and Commission Meetings

Mar. 2022
Public Review Draft General Plan Released

Apr. 2022
Community Open House

Oct. 2022
Commission Meetings

Nov. 2022
General Plan Adopted

THE ISSUES

How can we support businesses and create a more vibrant and diverse marketplace?

How can we support new housing opportunities?

How can we enhance the existing circulation system?

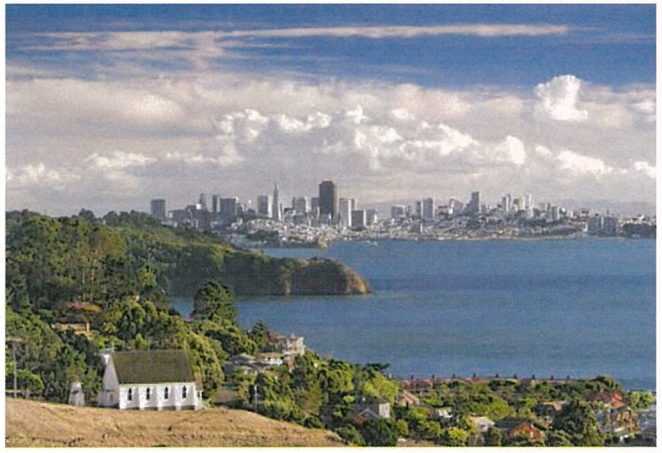
How can we protect the community from hazards like sea level rise and wildfire?

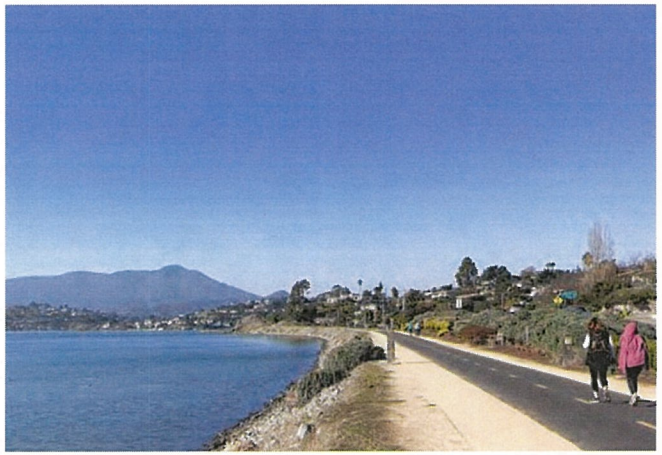
How should we enhance the Town's parks and recreation opportunities?

How can we protect the natural environment?

How can the general plan help to create a sustainable community?







CREATE **TIBURON 2040**

HOW CAN YOU GET INVOLVED?

Take Our Surveys
The first survey is now live on **CreateTiburon2040.org.** More surveys will be posted throughout this process.

Subscribe to the Mailing List
Be the first to hear updates by subscribing to the mailing list at CreateTiburon2040.org or calling Town staff at 415-435-7373.

Participate in a Community Workshop
In 2021, workshops will be hosted on different topic areas. Meetings will be on Zoom until we can safely gather in person.

Follow Us
We will be posting pop surveys and information about upcoming workshops on Facebook and Instagram.

Stay Informed
Visit our website at
CreateTiburon2040.org



Every 8 years, the Town of Tiburon is required to update its Housing Element to accommodate housing needs and address barriers to housing production. The Town is not required to build housing but must ensure that its regulations enable development of housing affordable to all economic segments of the community. As part of the current Housing Element update, the Town needs to plan for the construction of **639 new homes over the next decade.**

The Town will be holding two community workshops to discuss the Housing Element update. The first workshop on November 9th will give an overview of existing housing conditions and needs and begin to explore potential sites and strategies for new housing. Where should new housing go? How can we make sure it fits in? And how can the Town's housing policies support broader goals for a thriving economy and a more equitable and resilient community?

CREATE TIBURON 2040



Cada 8 años, la ciudad de Tiburón está obligada a actualizar su Elemento de vivienda para acomodar las necesidades de vivienda y tratar los obstáculos para la producción de viviendas. La ciudad no está obligada a construir viviendas, pero debe asegurarse de que sus reglamentaciones permiten el desarrollo de viviendas asequibles a todos los segmentos económicos de la comunidad. Como parte de las novedades actuales del Elemento de vivienda, la ciudad necesita planificar la **construcción de 639 nuevas casas durante la próxima década.**

La ciudad celebrará dos talleres de la comunidad para hablar sobre las novedades del Elemento de vivienda. En el primer taller, que será el 9 de noviembre, se dará un resumen de las condiciones y necesidades de vivienda existentes y se comenzará a explorar posibles lugares y estrategias para la construcción de nuevas casas. ¿Dónde deberían construirse las nuevas casas? ¿Cómo podemos asegurarnos de que se adapta? ¿Y cómo pueden las políticas de vivienda de la ciudad apoyar objetivos más amplios para una economía próspera y una comunidad más equitativa y resiliente?

CREATE TIBURON 2040



Every 8 years, the Town of Tiburon, like all local governments in California, must update the chapter of its General Plan known as the Housing Element to accommodate housing needs and address barriers to housing production. For the next Housing Element planning cycle, the Town must ensure its zoning regulations can enable the construction of 639 new homes over the next decade.

This workshop builds on feedback we gathered from the first housing workshop in November. The purpose of this workshop will be to select housing opportunity sites and identify unit capacities for each site. We will discuss existing zoning and site constraints as well as potential changes to uses, building heights, and residential densities to accommodate more housing. We will also explore design techniques that ensure new buildings fit into the existing context.

CREATE TIBURON 2040

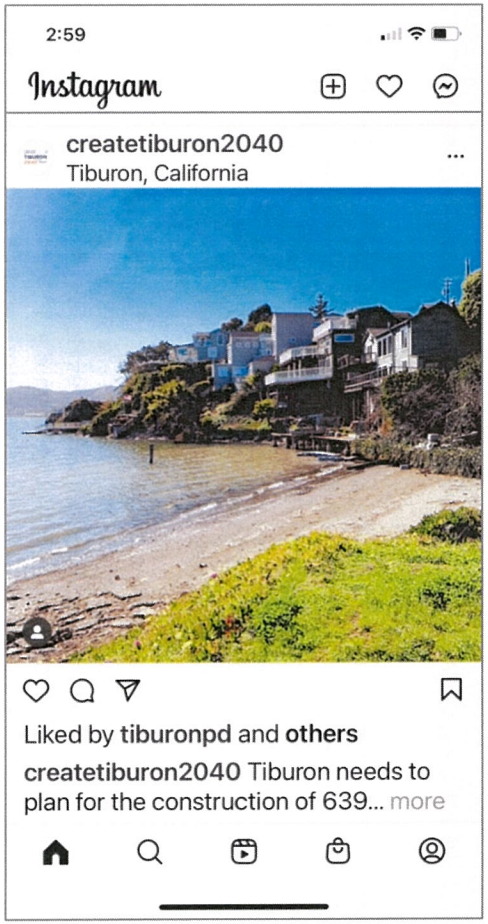


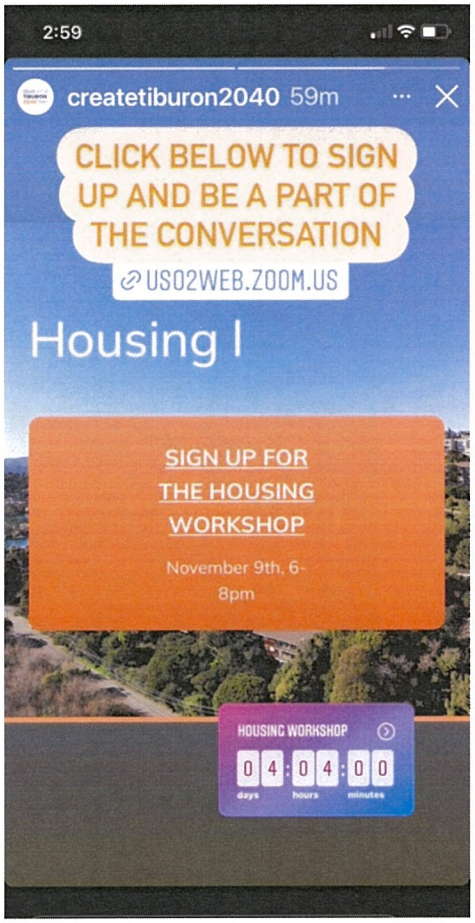
Cada ocho años, la ciudad de Tiburon, al igual que todos los gobiernos locales de California, está obligada a actualizar el capítulo de su Plan general conocido como Elemento de vivienda para satisfacer las necesidades de vivienda y abordar las barreras de la construcción de viviendas. Para el próximo ciclo de planificación del Elemento de vivienda, la ciudad debe garantizar que su reglamentación de calificación permita la construcción de 639 nuevas viviendas durante la próxima década.

Este taller se basa en los comentarios que recogimos en el primer taller sobre vivienda celebrado en noviembre. El propósito de este taller será seleccionar los sitios de oportunidad de vivienda e identificar las capacidades de las unidades para cada sitio. Hablaremos sobre la calificación de vivienda existente y de las limitaciones del terreno, y de los posibles cambios en los usos, las alturas de las cuadras y las densidades residenciales para dar cabida a más viviendas. También exploraremos las técnicas de diseño que garantizan que las nuevas cuadras se integren en el contexto existente.

CREATE TIBURON 2040

Social Media Posts







CREATE TIBURON 2040

TIBURON GENERAL PLAN UPDATE

Housing Workshop I Summary

November 9, 2021, 6:00-8:00pm

The purpose of the Housing Community Workshop I was to:

- provide an overview of existing housing conditions and needs in Tiburon;
- provide background information on the legal requirements of a housing element and the Regional Housing Needs Allocation process;
- begin to explore sites and strategies to accommodate new housing in Tiburon; and
- gather questions and comments from participants about housing needs, concerns, and goals.

Feedback received will inform the content of a future community workshop and will guide the preparation of the Housing Element Update.

The community meeting was held via Zoom on Tuesday, November 9, 2021, from 6:00-8:00 pm and was facilitated by Town staff and the consultant team. All materials were made available in Spanish and posted on the project website prior to the meeting, and a translator was available to facilitate a small group discussion in Spanish. There were approximately 95 participants The format of the meeting is described in the agenda below:

- Welcome & Introductions
- Presentation
- Q&A
- Small Group Discussion
- Small Group Report Outs
- Next Steps & Close

ATTENDANCE

Meeting participants: 95 attendees

Town Staff

- Dina Tasini, Director of Community Development
- Christy Fong, Senior Planner
- Samantha Bonifacio, Assistant Planner

Consultant Team

- **O'Rourke & Associates** – Christine O'Rourke
- **Sustainable Community Planning** – Bob Brown
- **WRT** – Peter Winch

WORKSHOP SUMMARY

Dina Tasini opened the meeting by welcoming attendees and giving an overview of the meeting purpose and goals. Christine O'Rourke gave an overview of the meeting agenda and initiated a live poll (see

results below). After the poll closed, Christine gave a presentation on the General Plan update process, Housing Element requirements, local and regional housing conditions and needs, the Regional Housing Needs Allocation (RHNA) process and determination for Tiburon, available sites for housing to meet RHNA requirements for the various household income categories, and housing concepts that were presented at a community workshop on the Downtown in April 2021.

After the presentation, Christine gave an overview of the small group discussion logistics and opened the breakout rooms which participants were randomly assigned. A facilitator was assigned to each breakout room. There were approximately twelve attendees in each breakout room.

The presentation slides and a video recording of the workshop was posted on the General Plan Update website at createtiburon2040.org.

Live Poll

1. **Where do you live? (select one)**
    - 86% live in Tiburon
    - 14% live in Marin County, but not in Tiburon
    - 0% live outside Marin County

2. **Do you own or rent your home? (select one)**
    - 83% own their home
    - 17% rent their home

3. **What type of housing do you live in?**
    - 71% live in a detached single-family home
    - 8% live in an attached single-family home (e.g., duplex or townhome)
    - 22% live in a multifamily home (e.g., condo or apartment)

SMALL GROUP DISCUSSION SUMMARY

Approximately half of the meeting was devoted to gathering input from meeting participants through facilitated small group discussions. Feedback was recorded in six breakout rooms on a virtual whiteboard in response to the discussion prompts below (see appendix for images of virtual white boards). The summary below provides a high-level overview of themes that emerged from the small group discussions. The numbers in parenthesis indicate the number of breakout rooms in which the referenced comment was expressed.

Small Group Discussion Prompts

- Are there any specific groups of people who are most in need of housing in Tiburon?
- What type of housing is most needed or is in short supply in Tiburon?
- Where should new housing go?
- Are there other strategies we should consider to accommodate our housing need?

- How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Main Takeaways

Are there any specific groups of people who are most in need of housing in Tiburon?

- We need housing for our workforce, e.g., firefighters, police, teachers, restaurant and retail workers (6)
- Families (5)
- Seniors (5)
- Empty nesters who want to downsize but stay in the community (1)
- People of color (3)
- Domestic workers, e.g., landscapers, childcare providers, domestic help (1)
- Homeless (1)
- People who come to Tiburon for church (1)

What type of housing is most needed or is in short supply in Tiburon?

- Housing that supports the local economy and activates Downtown (2)
- Housing that does not generate a lot of vehicular traffic on Tiburon Boulevard and accesses alternative transportation (2)
- Mixed use with commercial uses on the ground floor and housing above (2)
- Rental units (1)
- Housing affordable to low-income households (2)
- Community-oriented housing that provides gathering places and a neighborhood feeling (2)
- Community Land Trust development that allows people to build equity and a path to homeownership (1)
- Workforce housing that can be used in recruitment (1)
- Higher densities and small units in the Downtown (1)
- Multifamily housing (2)
- Accessory dwelling units (1)
- Assisted living (1)
- Microhomes throughout the community (1)

Where should new housing go?

- Large sites along Tiburon Boulevard like Chase Bank, Bank of America, CVS, parking lots (6)
- Near the four-lane section of Tiburon Boulevard north of Trestle Glen (2)
- Downtown (3)
- Property near Blackie's Pasture owned by the Sanitation District (2)
- The Baptist Church on Greenwood Beach Road (1)
- The Tiburon Peninsula Club (1)
- Reuse of office buildings (1)
- Expand Hilarita (1)

- Homesharing (1)
- Densification of single family lots through SB 9 and ADUs (1)
- City-owned parcels (1)
- Add housing at Library, Town Hall, Schools, Fire Department (1)

Are there other strategies we should consider to accommodate our housing need?

- Consider traffic and strategies to relieve traffic congestion and dependence on the automobile (2)
- Consider safety and evacuation access (1)
- Densification of existing older multifamily sites (1)
- Decouple parking from units to make housing less expensive and subsidize transit (bus, ferry) passes (1)
- Provide incentives for utility hookups for additional units (1)
- Require affordable units to be built in new housing developments (2)
- Restrict unit sizes in some instances (1)
- Prioritize units for the workforce (1)
- Community land trust (1)
- Homesharing program (1)
- Parcel tax/real estate tax upon sale to provide funding for affordable housing (1)
- Update the ADU ordinance to allow larger ADU sizes (1)
- Rezone open space, churches, and schools that have open space for housing development (1)
- Provide education and potentially subsidies for ADUs (2)
- Incorporate larger area into the Town (1)
- Infill existing homes and parcels (1)
- Eliminate barriers and address construction costs, topographic challenges (1)

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

- Rebrand Tiburon as a more inclusive community. Show people, rather than images of yachts. (1)
- Mandate more affordable units (1)
- Create a safer environment (1)
- Encourage economic diversity (1)
- Make people feel welcome (1)
- Address social needs (1)
- Increase middle class employment (1)
- Speak with those most impacted in Tiburon, such as residents of the Hilarita and renters (1)
- Create conversation to open up opportunities for change (1)

Group 1 - Facilitator: Christine

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

Housing needs to work in concert. Support the economy and activate the town.

Support workforce housing. Firefighters, police, teachers, retail support. Activation - mixed use (Santana Row, e.g.), active streetscapes.

Younger families for a well-rounded community. Top heavy on seniors.

People who do not use a lot of transportation, e.g., seniors, people who use public transportation or have easy access to the highway

2 Where should new housing go?

Office building next to Library

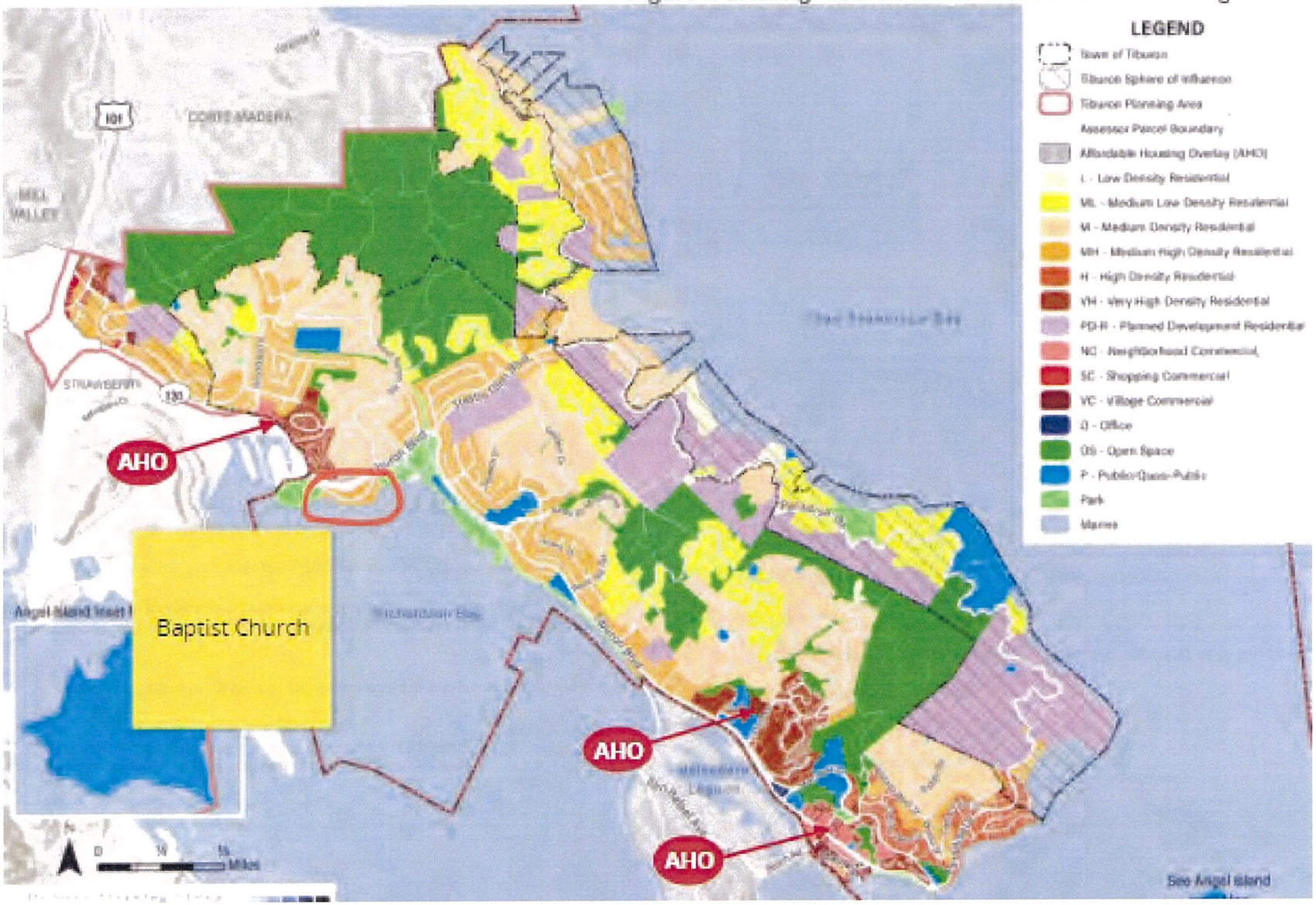
Baptist church on Greenwood Beach. Within walking distance to the Cove.

The TPC.

Chase Bank

Near the four-lane section of Tiburon Blvd.

Figure 1: Existing Tiburon General Plan Land Use Designations




Old St. Hilary's
Historic Preserve
LEGEND
City Boundary
Retail & Restaurant
Office
Public Service
Residential
Parking
Tiburon Lagoon
Point Tiburon
Lagoon
Zelinsky Park
Library
Town Hall
Chase
BOA
Wellness Center
Post Office
Belvedere Lagoon
TIBURON
BELVEDERE

3 Are there other strategies we should consider to accommodate our housing need?

Consider traffic, safety, evacuation access

Tiburon Blvd - can the Town take it over?

Need to do this that is realistic and fits in with the community's vision for the future

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Group 2 - Facilitator: Peter

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

People

People who work in Tiburon: people who work for the Town, teachers, restaurant, retail workers

People who come to Tiburon for church

families

Seniors and "sandwich generation" taking care of both kids and parents

people of color who are excluded from Tiburon

Domestic workers: landscapers, childcare providers, domestic help

Empty nesters who want to downsize but stay in the community

Housing

rental units

Community Land Trusts that allow people to build equity. Typically sponsored by non-profit. Gives people a pathway to ownership

Workforce housing that is attractive to variety of household types. Could be part of recruitment package?

Multi-income (inclusionary) housing required to be incorporated in new development

community-oriented development: not just housing, but gathering places, neighborhood feeling. Especially important for people with limited mobility.

2 Where should new housing go?

Downtown mixed-income, mixed-use

Micro homes, lower-density housing distributed throughout community

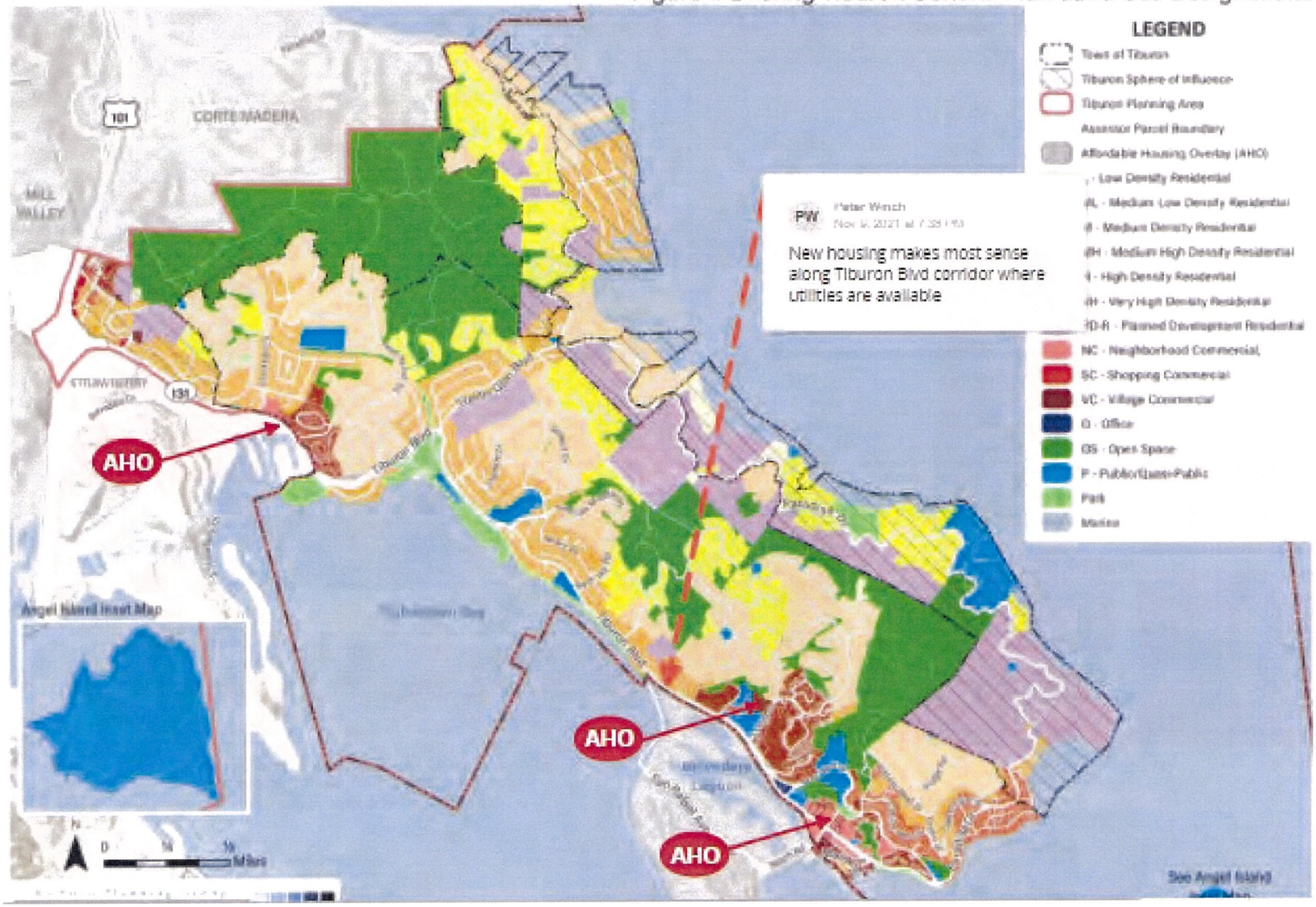
Especially big sites along Tiburon Blvd downtown (Chase, CVS)

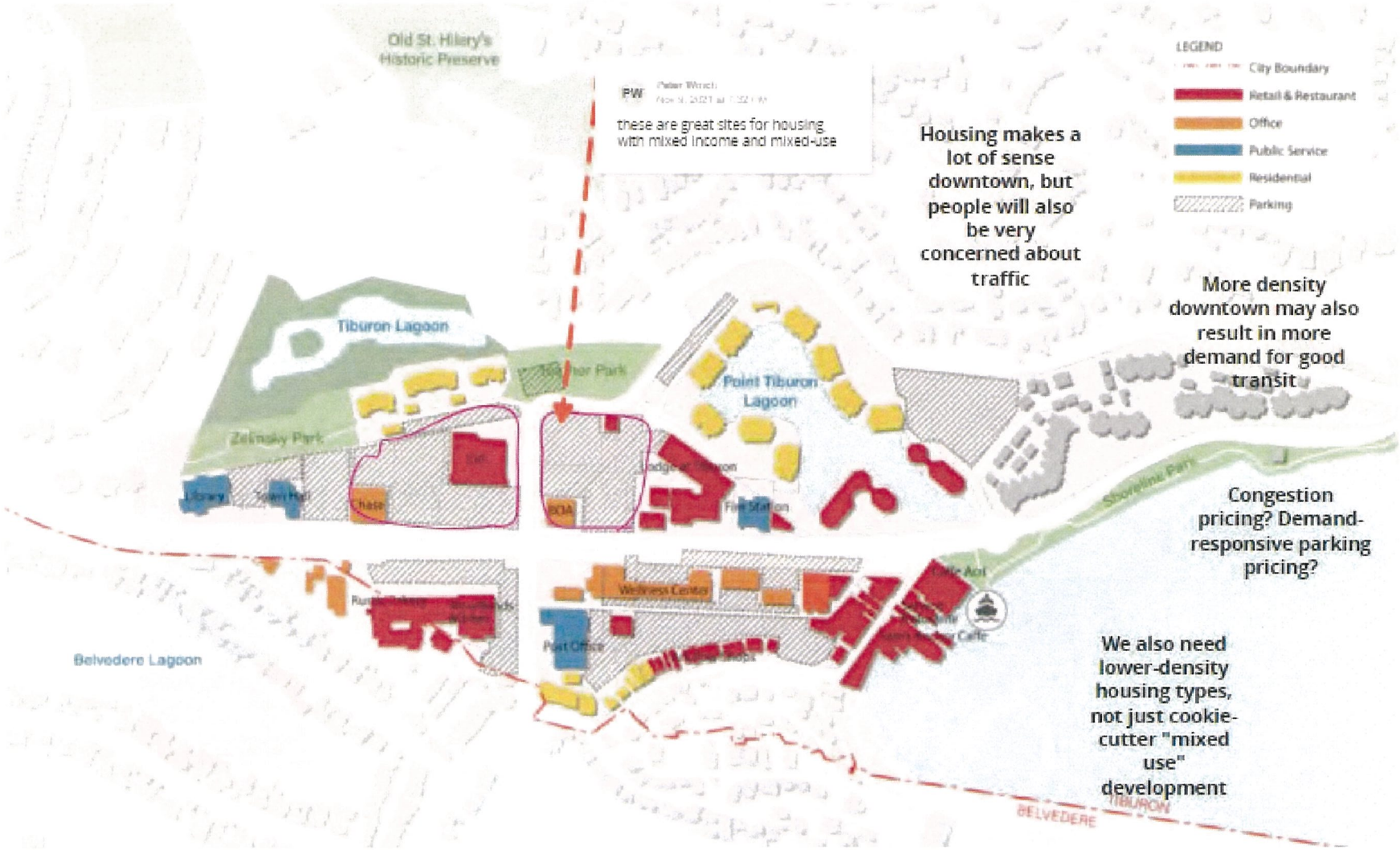
Densification of existing multifamily sites

Tiburon Blvd corridor where utilities are available

Property near Blackie's Pasture owned by Sanitation District? Not likely appropriate for housing. Town purchasing, likely for open space/recreation.

Figure 1: Existing Tiburon General Plan Land Use Designations




Old St. Hilary's Historic Preserve
PW
these are great sites for housing with mixed income and mixed-use
Housing makes a lot of sense downtown, but people will also be very concerned about traffic
LEGEND
City Boundary
Retail & Restaurant
Office
Public Service
Residential
Parking
More density downtown may also result in more demand for good transit
Tiburon Lagoon
Point Tiburon Lagoon
Zelinsky Park
Chase
BOA
Fire Station
Shoreline Park
Congestion pricing? Demand-responsive parking pricing?
Wellness Center
Post Office
Belvedere Lagoon
We also need lower-density housing types, not just cookie-cutter "mixed use" development
TIBURON
BELVEDERE

3 Are there other strategies we should consider to accommodate our housing need?

Type here

densification of existing older multifamily sites

Decouple parking from units to make housing less expensive and subsidize transit/ferry pass

Incentives for utility hookups for additional units

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Group 3 - Facilitator: Bob

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

Workforce housing - essential service providers
Discrepancy between affordable housing and smaller units - need can be for families
Higher densities/smaller units in downtown Tiburon for placemaking purposes for seniors and singles. Family housing can be accommodated in single family areas.
Lower income housing.
People of color.

2 Where should new housing go?

New housing could go into old housing - homesharing
SB 9 potential. (Belveron)
Large parking lots (e.g. CVS, bank buildings)
Downtown Tiburon (small units, higher densities)
City-owned parcels (tiny home village?)

3 Are there other strategies we should consider to accommodate our housing need?

Affordable housing requirement
Restricted unit sizes in some instances
Workforce housing qualifications (e.g., Serenity Village) to provide housing for essential service providers, teachers, etc.
Community land trust
Homesharing program
Parcel tax/real estate tax upon sale for housing subsidies (based on property value)
Update ADU ordinance - allow larger size ADU to incentivize

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Tiburon markets itself as upscale (yacht club image, etc.). Rebrand as a more inclusive community, show people.
Racial/economic diversity will pop Marin's bubble.

Group 4 - Facilitator: Dina

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

workforce housing
teahcers
Perople who have fallen through te cracks during the pandemic
Homeless

family an d
senior housing
multi family hsg units

subdized populations
for accessory dwelling
and other housing
subsidize the development
State subsidization of ADU
People serving the community such as Police, fireman
umbrella for service and or workforce housing

2 Where should new housing go?

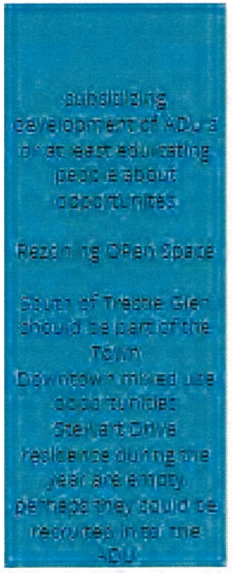
Type here

Below Trestle Glen
north of Trestle Glen
CVS parking and the building itself
Downtown area
Expand Avanita
LARger homes with ADUs

3 Are there other strategies we should consider to accommodate our housing need?

Type here

rezoning of Open Space Churches and Schools that have open apce and allow properties to be developed



4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Mandate more affordable units increase percentages of low income units to increase opportunities for a divserse populace



Group 5 - Facilitator: Christy

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

Type here

-focus on people who work here, i.e. restaurant workers, firemen, teachers
- shorten the need of commute for working force

- shifted workers for restaurants/local business

- governmental group, teachers, firemen
- may have problem using public money to support private business

- housing is required for equity, front line worker of local business (i.e. Nugget)

2 Where should new housing go?

Type here

- around Tiburon Blvd, it has been underutilized many years (i.e. parking lot). These sites are closed to transit and other amenities

- infill larger residential parcels

- these vacant sites are owned by the same property owner

- privately owned lands in Downtown

3 Are there other strategies we should consider to accommodate our housing need?

Type here

- provide government subsidies to encourage development (i.e. second homes, ADUs) on larger parcels

- utilize backyard and infill existing homes/parcels

- incorporate larger area into the Town (i.e. individual parcels etc.)

- eliminate the barriers to create housing supply (i.e. address construction cost, topographic challenges)

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

- create safer environment

- increase middle class employment

- encourage economic diversity

- make people feel welcome

- address social needs

Group 6 - Facilitator: Sam

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type is housing is needed or is in short supply?

Work force

Housing for families
Teachers
First Responders
Concern for lack social/economic diversity
Assisted living community (aging population. ease in transition from SFD to)
Multiple dwellings with common space/Multi generational

Downtown revitalization: Mixed Use/ ground residential, Upper: Housing

Plan where people will live, not just sleep.

Alternate transportation meeting new units

support structure and planning for what happens for next step after affordable housing. long v term

Equity
Accounting for support services (especially public transportation) when new units are constructed or converted.

Plan for more than just housing- what will make these new units accessible and well served.Not just what type of housing and where. Infrastructure

specifically as it relates to traffic.

2 Where should new housing go?

Affordable housing overlays should remain/extend within the Downtown District

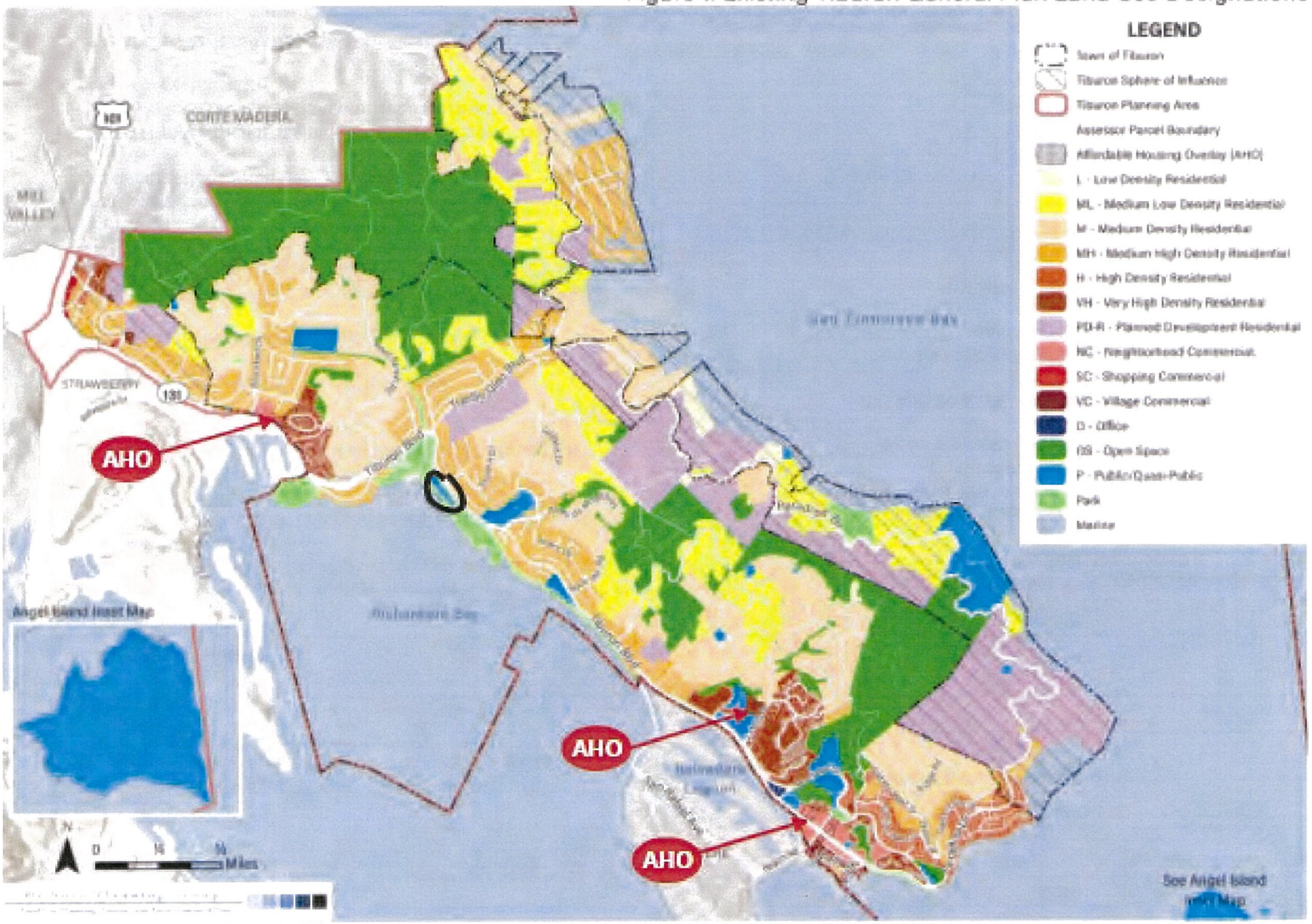
Downtown is heavily underutilized. Height could be modified to allow for increase in stories, which would accommodate for more housing.
Redevelop existing sites for housing and mixed use.

CVS and BOA are both prime locations to be bought back

Including accommodation for Library/Town Hall/Schools/Fire to add units

Blackie's Pasture Treatment Building

Figure 1: Existing Tiburon General Plan Land Use Designations



3 Are there other strategies we should consider to accommodate our housing need?

Reevaluating review process for sites with housing opportunities (i.e. Sharks)

Account for grocery/utilities within distance to new units.

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Speak with those most impacted in Tiburon
Hilarita and other communities

Undeserved communities not necessarily at Hilarita, (i.e renters, those who meet affordable housing threshold)

First Responders/Fire

What does the need actually look like? How many individuals? How many families? what will dictate what would actually serve the people working in our communities.

Who would qualify and what restrictions would there be they relocated?

Consider more than just the housing, what other needs should be met when accounting for future development.

What is put into place after residents are either aged out? Change in affordability for units?

Create conversations to open up opportunities for change

What are impacts/costs on current homeowners down the line

Organizational segregation may prohibit ability to have discussions that have not been on the forefront before

Summary of Housing I Survey

As of survey close on January 10, 2022
67 survey responses

The Housing I survey asked a series of open-ended questions. The responses are summarized below.[1] The number in parenthesis indicates the number of people who expressed the next to the response indicates how many people expressed the comment. One response could be categorized in more than one category.

1. What type of housing is most needed or is in short supply in Tiburon?

Affordable housing (19)
Single family homes (9)
Rental housing (8)
Smaller homes, townhomes, and condominiums (7)
Senior housing and elderly care facilities (6)
Multifamily housing (5)
Workforce housing (3)
All types (2)
None (9)

2. Where should new housing go?

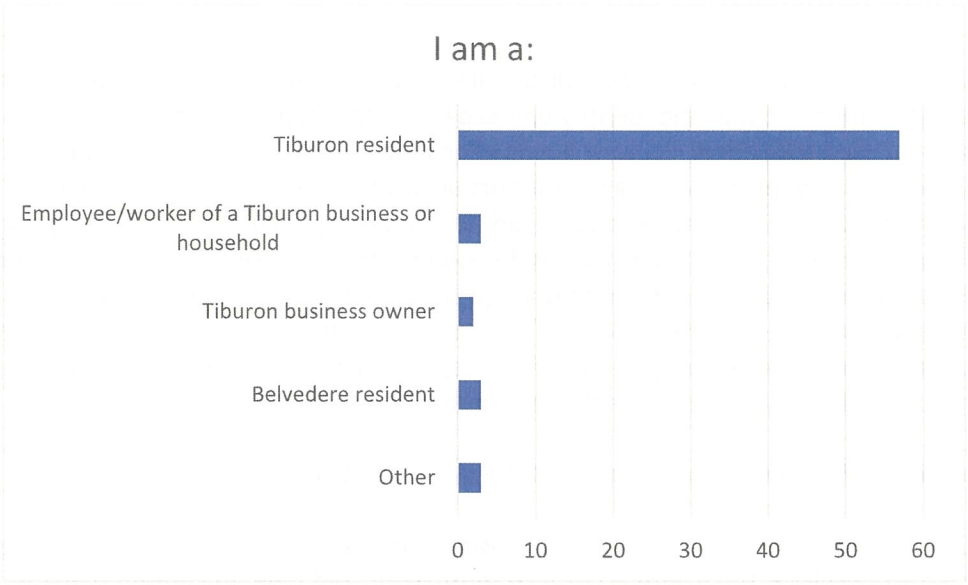
Downtown (22)
Near Highway 101 (8)
On undeveloped lots and where there are vacant buildings (7)
Accessory dwelling units (5)
Near shopping and transit (3)
Expansion of the Hilarita (3)
Tiburon Baptist Church property (1)
Open space (2)
Wherever there is space (3)
Don't know (2)
No new housing (9)

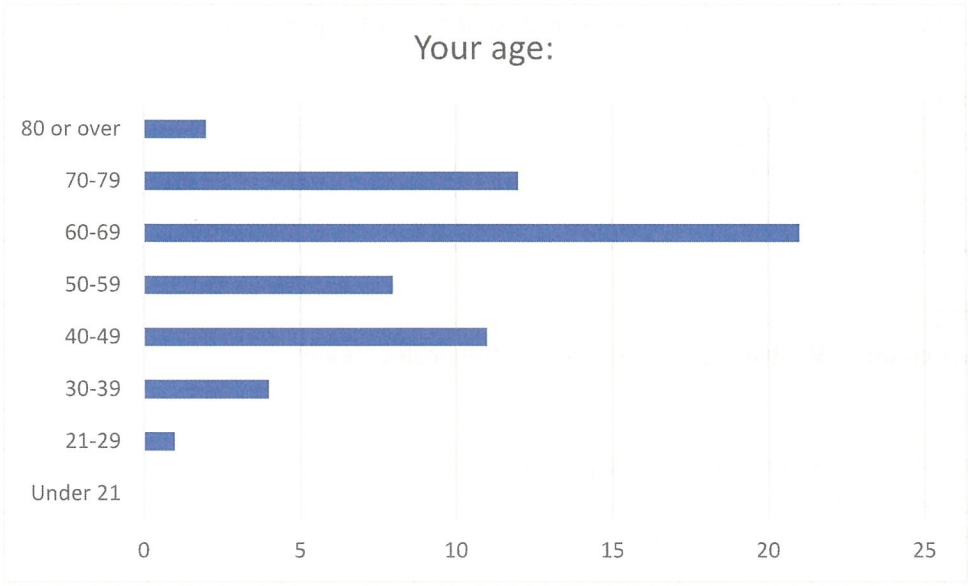
[1] Due to a technical error, the survey did not record responses to two questions: "Are there any specific groups of people who are most in need of housing in Tiburon?" and "Are there other strategies we should consider to accommodate our housing need?" These questions will be included in the next housing survey.

3. How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Make it more affordable, including housing (18)

Build more housing (4)





CREATE TIBURON 2040

TIBURON GENERAL PLAN UPDATE

Housing Workshop II Summary

February 22, 2022, 6:00-8:00pm

The purpose of the Housing Community Workshop II was to select housing opportunity sites for the Town's Housing Element Update and identify unit capacities for each site to demonstrate compliance with the state-mandated Regional Housing Needs Allocation (RHNA). Potential housing sites included Downtown, the Cove Shopping Center, a vacant portion of the Reed Elementary School site, and the Tiburon Baptist Church on Greenwood Beach Road. The workshop focused on providing workforce and affordable housing on sites that are appropriate for lower income housing according to State law and California Department of Housing and Community (HCD) guidelines. The workshop also explored design concepts to ensure buildings are attractive and help to create a pedestrian-friendly environment such as breaking up building massing, varying building facades, stepping back upper levels, activating street frontages, and providing parking, landscaping, and public paseos.

Feedback received will guide the preparation of the Housing Element Update.

The community meeting was held via Zoom on Tuesday, February 22, 2022, from 6:00-8:00 pm and was facilitated by the consultant team with assistance from Town staff. The presentation was made available in Spanish and posted on the project website prior to the meeting, and a translator was available to facilitate a small group discussion in Spanish. There were approximately 30 participants in addition to the project team. The format of the meeting is described in the agenda below:

- Welcome & Introductions
- Presentation & Polling
- Small Group Discussion
- Small Group Report Outs
- Next Steps & Close

ATTENDANCE
Meeting participants: 30 attendees in addition to the project team

Town Staff

- Dina Tasini, Director of Community Development
- Christy Fong, Senior Planner
- Samantha Bonifacio, Assistant Planner

Consultant Team

- **O'Rourke & Associates** – Christine O'Rourke
- **WRT** – Peter Winch and Poonam Narkar
- **Sustainable Community Planning** – Bob Brown

CREATE TIBURON 2040

WORKSHOP SUMMARY

Community Development Director Dina Tasini opened the meeting by welcoming attendees and giving an overview of the meeting purpose and goals. Christine O'Rourke gave an overview of the meeting agenda and a presentation on the General Plan update process; concerns voiced in the November Housing I workshop and survey; Housing Element requirements; strategies to meet the Town's Regional Housing Need Allocation (RHNA) of 639 units; State law and HCD guidelines for housing opportunity sites; and the framework the project team developed to identify housing opportunity sites.

Peter Winch and Poonam Narkar from WRT then presented the housing opportunity sites and models that were developed to illustrate conceptual massing and give community members a sense of building scale. The models did not show architectural detail. A polling question was posed after each site to gauge participants' support for the development concept and to provide a springboard for further discussion in the breakout room.

Next, Christine described the rezoning proposal for each area and identified potential sites for the Housing Element site inventory. She provided direction for the breakout room exercise and then opened the breakout rooms to which participants were randomly assigned. A facilitator was assigned to each breakout room. There were approximately six attendees in each breakout room.

The presentation slides and a video recording of the workshop was posted on the General Plan Update website at createtiburon2040.org.

Live Poll

1. **Tiburon Blvd. East Corner: What do you think about the corner development concept? (multiple choice)**
    - I could support it – (17/26) 65%
    - It should provide more housing units – (3/26) 12%
    - It should provide fewer housing units – (7/26) 27%
    - I prefer no new development over what is currently allowed – (0/26) 0%
    - I prefer no new development (2/26) 8%

2. **Tiburon Blvd. East Midblock: What do you think about the midblock development concept? (multiple choice)**
    - I could support it – (14/24) 58%
    - It should provide more housing units – (5/24) 21%
    - It should provide fewer housing units – (7/24) 29%
    - I prefer no new development over what is currently allowed – (1/24) 4%
    - I prefer no new development (0/24) 0%

3. **Tiburon Blvd. and Beach Rd. West: What do you think about this development concept? (multiple choice)**
    - I could support it – (19/24) 79%
    - It should provide more housing units – (4/24) 17%
    - It should provide fewer housing units – (4/24) 17%
    - I prefer no new development over what is currently allowed – (0/24) 0%

- I prefer no new development (0/24) 0%

4. **Downtown – Main St.: What do you think about this development concept? (multiple choice)**
   - I could support it – (9/24) 38%
   - It should provide more housing units – (4/24) 17%
   - It should provide fewer housing units – (7/24) 29%
   - I prefer no new development over what is currently allowed – (4/24) 17%
   - I prefer no new development (1/24) 4%

5. **Cove Shopping Center: What do you think about this development concept? (multiple choice)**
   - I could support it – (9/25) 36%
   - It should provide more housing units – (4/25) 16%
   - It should provide fewer housing units – (6/25) 24%
   - I prefer no new development over what is currently allowed – (4/25) 16%
   - I prefer no new development (4/25) 16%

6. **Reed School Site: What do you think about this development concept? (multiple choice)**
   - I could support it – (20/26) 77%
   - It should provide more housing units – (2/26) 8%
   - It should provide fewer housing units – (1/26) 4%
   - I prefer no new development over what is currently allowed – (2/26) 8%
   - I prefer no new development (2/26) 8%

7. **Tiburon Baptist Church: What do you think about this development concept? (multiple choice)**
   - I could support it – (16/26) 62%
   - It should provide more housing units – (6/26) 23%
   - It should provide fewer housing units – (1/26) 4%
   - I prefer no new development over what is currently allowed – (3/26) 12%
   - I prefer no new development (2/26) 8%

SMALL GROUP DISCUSSION SUMMARY

Approximately half of the meeting was devoted to gathering input from meeting participants through facilitated small group discussions. Feedback was recorded in four breakout rooms on a virtual whiteboard in response to the discussion prompts below (see appendix for images of virtual white boards). The summary below provides a high-level overview of themes that emerged from the small group discussions. The numbers in parenthesis indicate the number of breakout rooms in which the referenced comment was expressed.

Small Group Discussion Prompts

- What do you think of this development concept?
- Are there any modifications you recommend?
- What is the group's preferred development concept?

Main Takeaways

Tiburon Blvd. East, Corner and Midblock Sites

- Midblock buildings should ideally also have street level commercial/retail uses fronting Tiburon Blvd. (4)
- Architecture needs to be considered and is important to how the development will fit in to the surrounding area; design standards are very important (4)
- Density/height is appropriate (4)
- Buildings are too large or too high (1)
- Step back the top floor further to reduce its visibility (1)
- Roofline and building height should be varied (1)
- Traffic impacts and access to Tiburon Blvd. need to be considered (3)
- Need to address flooding and sea level rise (1)
- Views need to be considered (1)

Tiburon Blvd and Beach Rd. West

- Proposed density is appropriate and in scale with existing buildings (2)
- 4 stories could be integrated into the development to add more housing vary the roofline (1)
- The Post Office site would also be good for this scale of development (1)
- Access from Juanita allows the building to address Tiburon Boulevard better (1)
- Need to address flooding and sea level rise (1)
- Views need to be considered (1)

Downtown – Main St.

- Traffic impacts and access from Juanita Lane need to be considered (1)
- Historic preservation is important and may render development infeasible (3)
- Main Street is narrow and a third floor may overwhelm the streetscape if not sufficiently setback (1)
- Must maintain integrity and charm of the area (2)
- Noise could be an issue (1)
- Views need to be considered (1)

Cove Shopping Center

- Parking and circulation is already an issue here (4)
- Existing amount of commercial square footage needs to be preserved (3)
- Traffic impacts need to be considered (2)
- Potential access from Tiburon Blvd. should be considered (1)
- This is a great site for workforce housing and/or because it is near 101 (2)
- This is not a good site for housing (1)
- Views need to be considered (1)

Reed School Site

- Stepped up town homes are appropriate for the site; consistent with existing multifamily housing in the area (3)
- Great site for housing for teachers; also, police and firefighters (2)
- This site is not very visible and could be considered for greater density (1)
- Traffic impacts need to be considered (1)
- Views need to be considered (2)

Tiburon Baptist Church

- This is a great site for housing because it is close to 101 (1)
- Building height needs to be appropriate for the site (1)
- Would be ideal if church could remain (1)
- Views need to be considered (1)

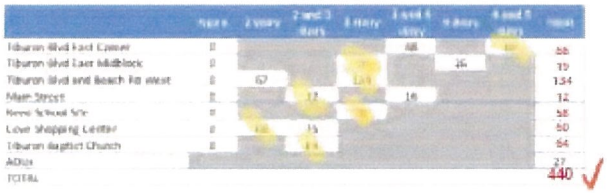
Housing Unit Capacity Tallies

Each small group was asked to identify their preferred development concept for each site and associated housing unit capacity (capacities reflect the low end of the density range as per HCD's "safe harbor" guideline). Each group was challenged to meet the total very low, low, and moderate-income housing need of 400 units on the combined sites. A summary of the unit counts and totals is provided below. "N/A" means the group did not have time to discuss the site. Additional detail is provided in the virtual white board images in the appendix.

Site	Group 1	Group 2	Group 3	Group 4
Tiburon Blvd East Corner	66	54	48	66
Tiburon Blvd East Midblock	19	26	26	26
Tiburon Blvd and Beach Rd West	134	134	134	N/A
Main Street	12	8	16	N/A
Reed School Site	58	60	58	N/A
Cove Shopping Center	60	60	60	0
Tiburon Baptist Church	64	64	64	64
ADUs	27	27	27	27
TOTAL	**440**	**458**	**433**	N/A

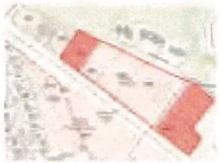
APPENDIX

Group 1 - Facilitator: Christine



Tiburon Blvd East Corner	0				66			66
Tiburon Blvd East Midblock	0					19		19
Tiburon Blvd and Beach Rd west	0	67						134
Main Street	0		12		16			12
Reno School Site	0							56
Love Shopping Center	0		15					60
Tiburon Baptist Church	0		14					84
ADU+								27
TOTAL								440

1 TIBURON BLVD. EAST CORNER





What do you think of the development concept? Are there any modifications you recommend? What is the group's preferred development concept (identify in table)?

- Way too massive. Needs to be smaller. Architecture is not good.
- Corner site is fine. Appropriate for more housing.
- Traffic will be impacted
- Designs are too blocky. Don't look like they would fit into the village character of downtown.
- In favor of density, but need more creative and artistic architecture
- Design standards are really important, especially objective standards

2 TIBURON BLVD. EAST MIDBLOCK

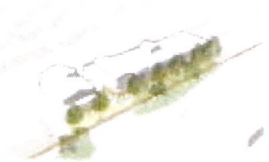


What do you think of the development concept? Are there any modifications you recommend? What is the group's preferred development concept (identify in table)?

- Design is too blocky
- Possible to do underground parking?
- Need to address flooding and sea level rise
- Street level should have commercial. Building should not be 100% residential
- Access needs to be considered – it can be difficult to get on/off Tiburon Blvd

3 TIBURON BLVD. AND BEACH RD. WEST





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

A portion could be 4 stories because it is not in the main view corridor. Vary the roofline

4 MAIN STREET





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

5 REED SCHOOL SITE





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Do buildings block views? Important to preserve existing views.

Evacuation routes are a concern

Traffic concerns, especially during school hours

Buildings should be built into the hillside

Consider consolidating schools into one K-5 school and put teacher housing at Bel Aire

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept
- 2 story townhomes and mixed use building with ground floor commercial

Proposal
- Rezone site for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Access directly on to Tiburon Blvd, not Blackfield Drive

How about smaller units?

This is a better site because it's closer to 101

Senior housing would be good here. Is there anyway to encourage that?

Parking is an issue. People use the services here. Retail on the ground floor is important.

Want to preserve the same amount of commercial

Residents will not wat to live on the ground floor

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept
- 2 story townhomes

Proposal
- Rezone for 20 units per acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

This is the best site if it's close to the freeway and set back from Tiburon Blvd.

Group 2 - Facilitator: Bob

1 TIBURON BLVD. EAST CORNER

	None	1 story	2 and 3 story	3 story	3 and 4 story	4 story	4 and 5 story	Total
Tiburon Blvd East Corner	0				90		99	189
Tiburon Blvd East Midblock	0			28		45		73
Tiburon Blvd and Beach Rd West	0	67		134				201
Main Street	0		12		16			28
Reed School Site	0			60				60
Cove Shopping Center	0	60	75					135
Tiburon Baptist Church	0		64					64
ADUs								27
TOTAL								458

DOWNTOWN: TIBURON BLVD. EAST

Development concept
- 4 and 5-story mixed use development for corner lots
- 4-story residential only for midblock

Proposal
- Rezone area for 40-45 units/acre
- Potentially identify sites as shown on map for housing element sites inventory

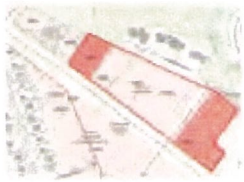


What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

More Housing DT is preferred.
Keep commercial at/on the street. Housing DT will strengthen user type of commercial. More user oriented.
Architecture could be improved- similar to office/housing in Belvedere. Historical models reflective in existing Tiburon neighborhoods. Walkability of Downtown/Old Tiburon is an example of why paseos could work-pending their design.

Concerns: Mid paseos works for density, but should keep people walking on street (city life), not back yards. Open space would be preferred
Traffic- specifically if there are 2 car households. Four lane vs. two lane (reconcentration of housing at Cove/ closer to 101).
Will ferry/buses be utilized by new residents? Discourage limitations on parking in MF units specifically due to proximity to transit which will create more on street parking/congestion.

2 TIBURON BLVD. EAST MIDBLOCK





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Retail is an important component especially at the first floor streetside of Tiburon Boulevard

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

- Rezone area for 30+ 35 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Density is good, but architecture is not.
Scale is more in line with existing buildings and uses.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial 2 stories in front and 3 stories in back

Proposal

- Rezone site for 20+ 35 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Historic Building Facades to remain unchanged.
Historic quality is precious and needs to be maintained as much as possible.
Example of 2 unit condo above CYC.
Anything above 2 units would likely be undesirable as it would change the scale/character.
Keep the integrity/charm of Downtown- which may be difficult.

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept

- 3-story townhomes

Proposal

- Already zoned for up to 24 R Unit/acre with AHO
- Rezone for net density 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Benefits of stepped up town homes.
Density fits with location.
Ideal for ownership/dwelling by school staff.

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

- 2-story townhomes and mixed use building with ground floor commercial

Proposal

- Rezone site for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

In concept- great, but this is a highly used/desirable site.
Parking is already difficult in terms of availability and circulation.
Need for parking next to high use areas, like the grocery store.
Potential for worker housing units to be constructed above retail.
Concern for removal of existing commercial- should remain as part of this development.
Important for existing businesses to remain, just in a new configuration.
Opportunity for social spaces, places to gather.

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

- Rezone for 20 units per acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Would church remain? If so, would be ideal for them to stay.

Group 3 - Facilitator: Peter

	Units	2 story	2 and 3 story	3 story	3 and 4 story	4 story	4 and 5 story	Total
Tiburon Blvd East Corner	0				48		98	48
Tiburon Blvd East Midblock	0					26		26
Tiburon Blvd and Beach Rd West	0	67		134				134
Main Street	0		12		16			16
Reed School Site	0			58				58
Cove Shopping Center	0	140						80
Tiburon Baptist Church	0		64					64
ADUs								27
TOTAL								433

1 TIBURON BLVD. EAST CORNER

DOWNTOWN TIBURON BLVD. EAST

Development concept

- 4 and 5-story mixed use development for corner lots
- 4-story residential only for midblock

Proposal

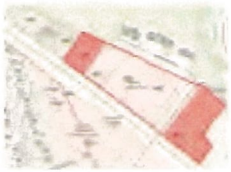
- Rezone area for 40-45 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

- Housing density should be concentrated downtown where workforce needs to be
- What can we do as much as possible to ensure that housing is actually going to serve workforce and is actually affordable
- Not as concerned about height, but more about making sure there's commercial activity and pedestrian interest, attractive buildings
- Cleaning and landscaping people also need housing
- 4 stories is about right (1)
  4 stories feels too big here (1)
  4 stories is fine, an improvement over parking lots (1)
- Stepbacks, public space at street level, rooftop amenities

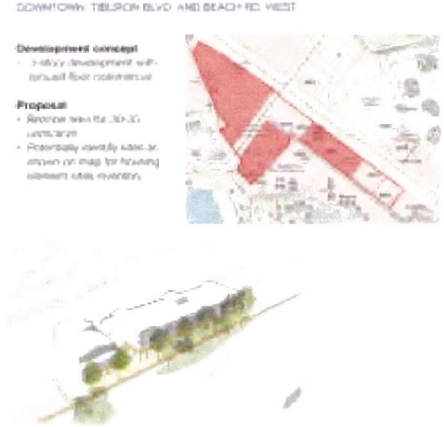
2 TIBURON BLVD. EAST MIDBLOCK





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

3 TIBURON BLVD. AND BEACH RD. WEST



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

This looks comfortable.

Post office site would be great for this scale of development.

4 MAIN STREET





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

We already have some housing and it's working

Ark Row is higher than Main St. but it blends well

Inland side of Main Street can handle more height

The key function here is to support the authentic feeling place that visitors want to come. Not sure it can handle more infill.

Noise could be an issue.

If anyone's going to go to the trouple of preserving the storefronts, we may need to offer it.

5 REED SCHOOL SITE





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

That area has a lot of multifamily housing already. Would be very consistent.

If it's already in the AHO, why hasn't it developed?

Would be a great way to provide housing for police, fire, teachers, etc.

Is this enough density to make it financially feasible?

Can the School District sell or partner with affordable housing provider?

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

- 2-story townhomes and mixed-use building with ground floor commercial

Proposal

- Rezone apx for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of this development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Traffic is terrible when schools let out, and parking is not available

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept:

- 2 story townhomes

Proposal:

- Rezone for 30 units per acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Group 4 - Facilitator: Poonam

	None	2 story	2 and 3 story	3 story	3 and 4 story	4 story	4 and 5 story	Units
Tiburon Blvd East Corner	0				48		66	66
Tiburon Blvd East Midblock	0			19		26		26
Tiburon Blvd and Beach Rd West	0	67		134				
Main Street	0		12		16			
Reed School Site	0			58				
Love Shopping Center	0	68	24					0
Tiburon Baptist Church	0		64					64
ADUs								27
TOTAL								

Note: did not finish table

Increase number of ADUs

1 TIBURON BLVD. EAST CORNER

DOWNTOWN: TIBURON BLVD. EAST

Development concept
- 4 and 5-story mixed use development for corner lots
- 4-story residential only for midblock

Proposal
- Rezone area for 40-45 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

Best site for housing with better circulation/access routes

It is important to consider emergency/egress routes

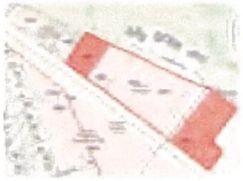
sensitive to environment i.e. charging station

visual impacts shall be considered with appropriate aesthetics and architectural style

Roofline is important as view will be from above

View study is required in downtown

2 TIBURON BLVD. EAST MIDBLOCK





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

Roof modulation will be important to consider since these parcels will be visible from the hillside

Consider higher bldgs. in some parts - more than 4-5 stories and other parts to be as low as 2-3 stories for more vertical variation subject to view studies

need to improve and expand Tiburon Blvd

agree active commercial in downtown sites

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept
- 3 story development with ground floor commercial

Proposal
- Rezone area for 30-35 units/acre
- Potentially identify sites as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

Concerns about SLR & Liquefaction were generally expressed

The downtown areas have a very high water table so would be to be built on piers and even then would be subject to liquefaction in an earthquake. Could you address whether state I guess I was wondering whether the amount of seismic stabilizing required wouldn't make construction of affordable housing infeasible because it will raise already high construction costs out of reach.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept
- Mixed use building with ground floor commercial 2 stories in front and 3 stories in back

Proposal
- Rezone site for 20-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept
- 3-story townhomes

Proposal
- Already zoned for up to 24 R units/acre with AHO
- Rezone for net density 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

- 2-story townhomes and mixed use building with ground floor commercial

Proposal

- Rezone site for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory





What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

Concerns on view/trees

Parking/circulation are issues for mixed use development

Successful existing retail location.

Currently impacted with traffic. Adding residential development will make it worse.

not a good housing site

Unanimously rejected as a potential housing site

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

- Rezone for 20 units per acre
- Potentially identify site as shown on map for housing element sites inventory





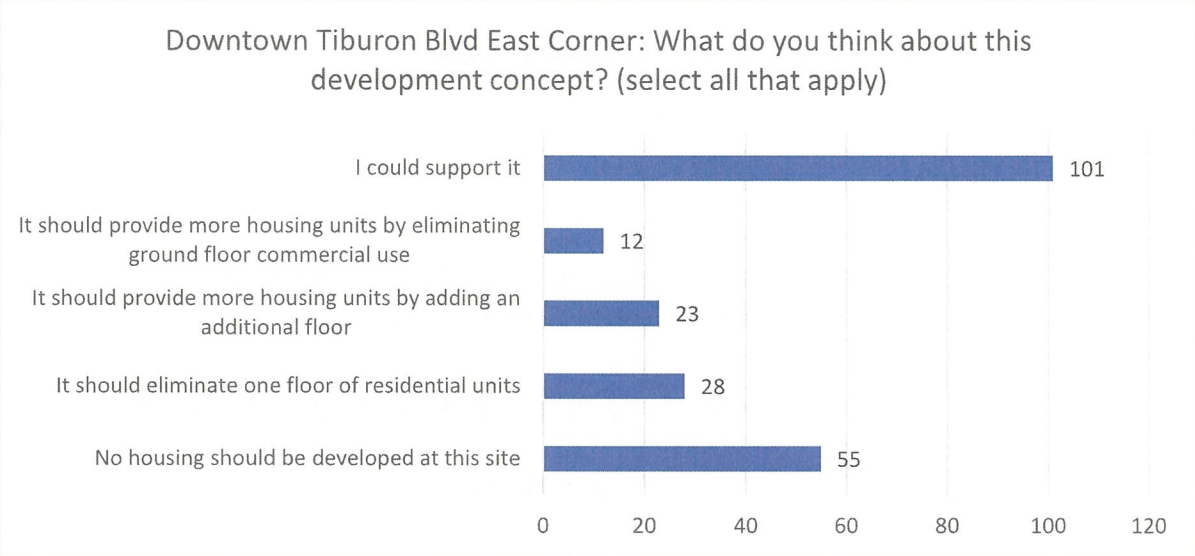
What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (identify in table)?

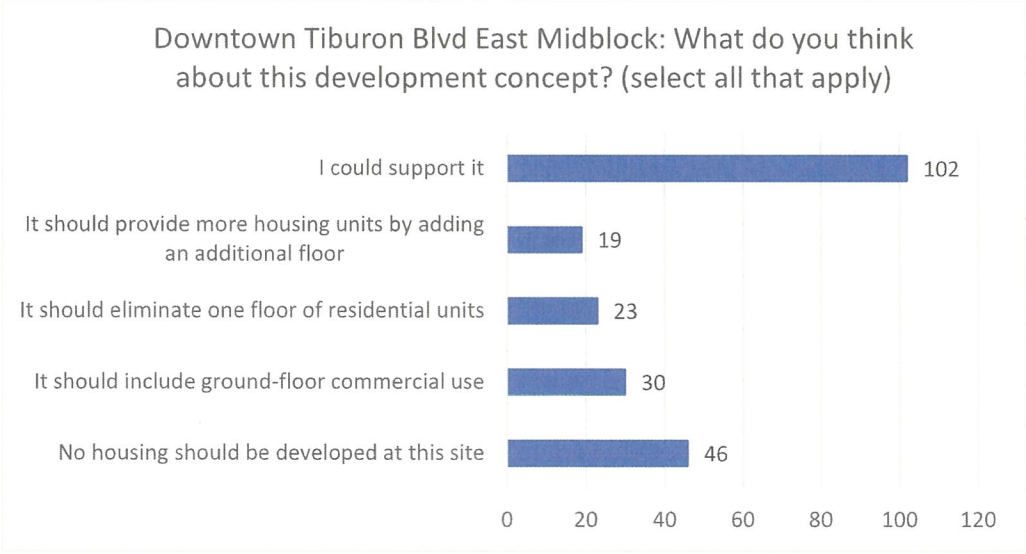
Concerns on view/trees

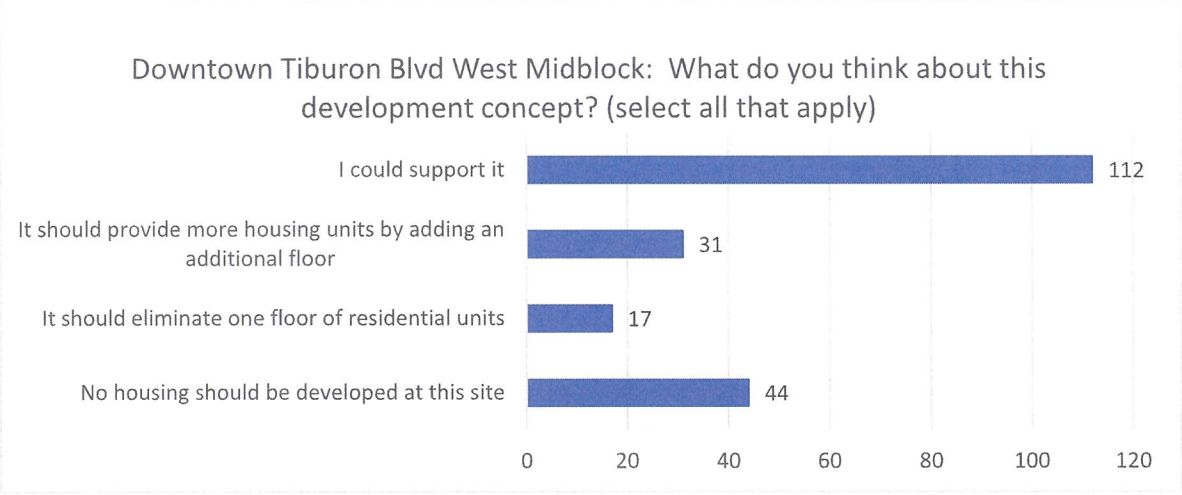
good for housing but need to be mindful of height

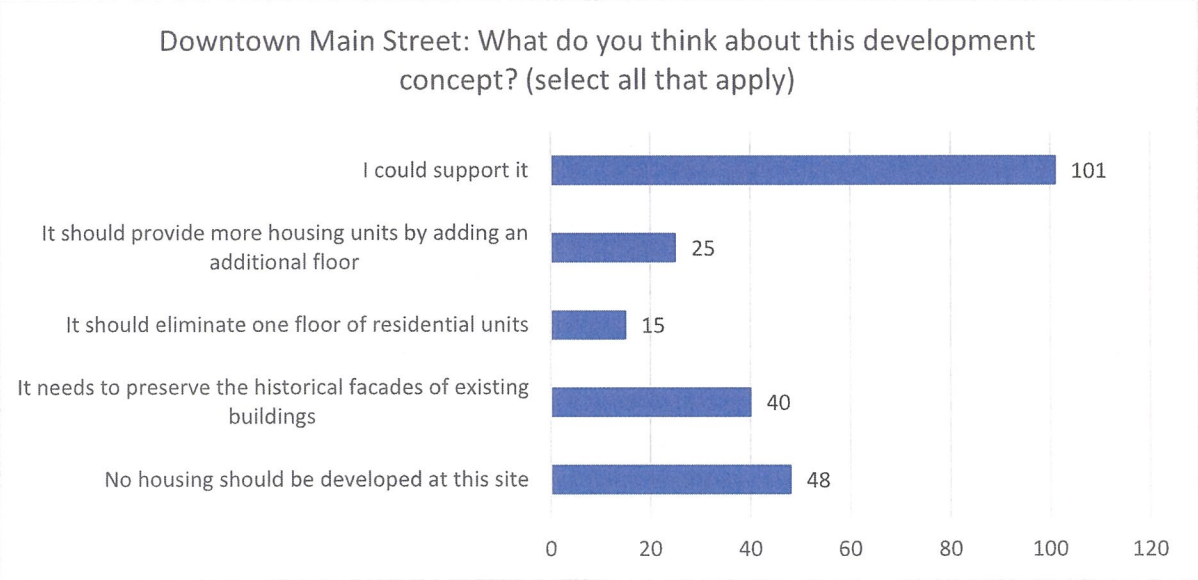
Summary of Housing II Survey Results

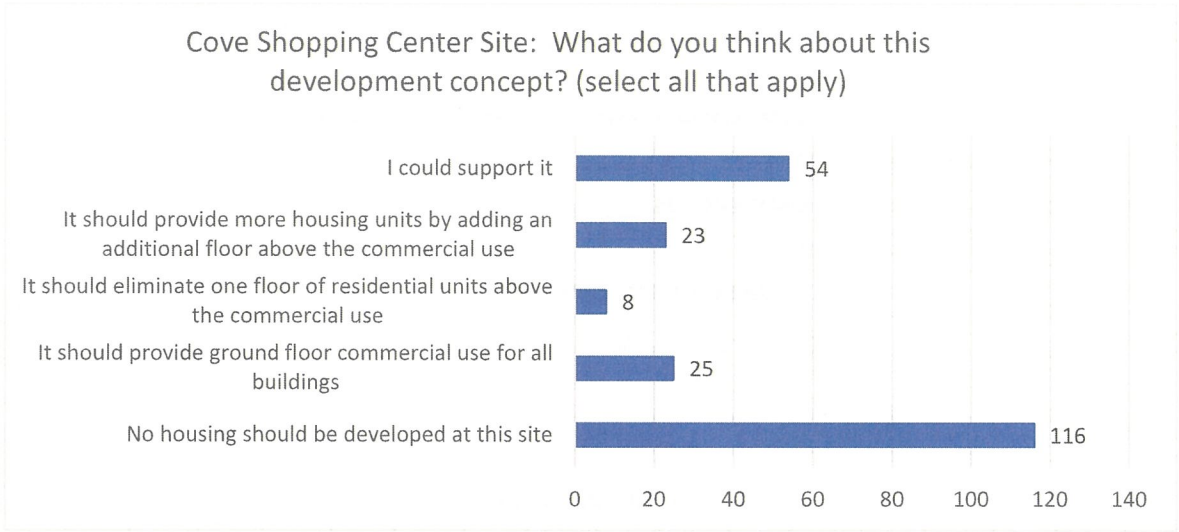
As of Survey Close on April 20, 2022
238 survey responses

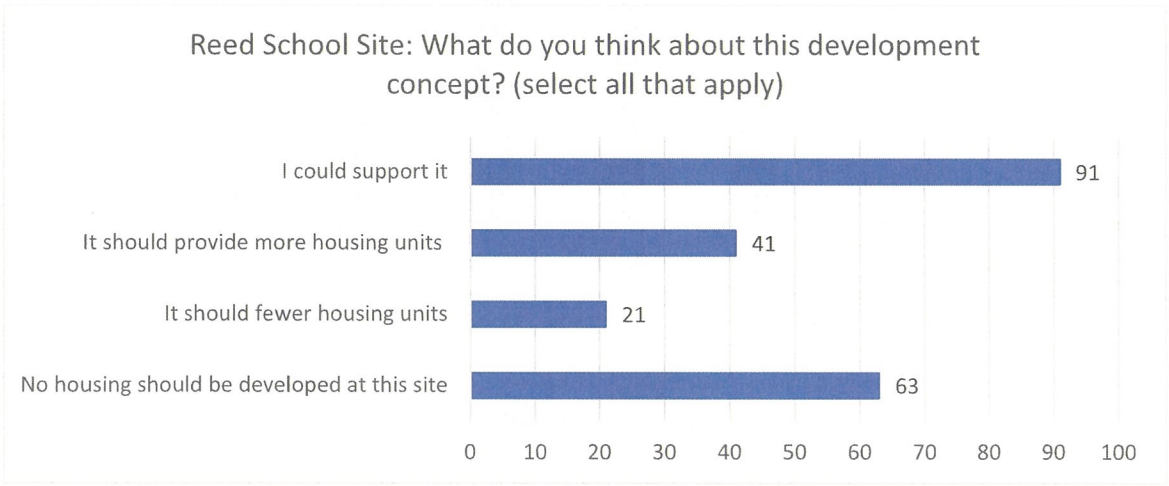


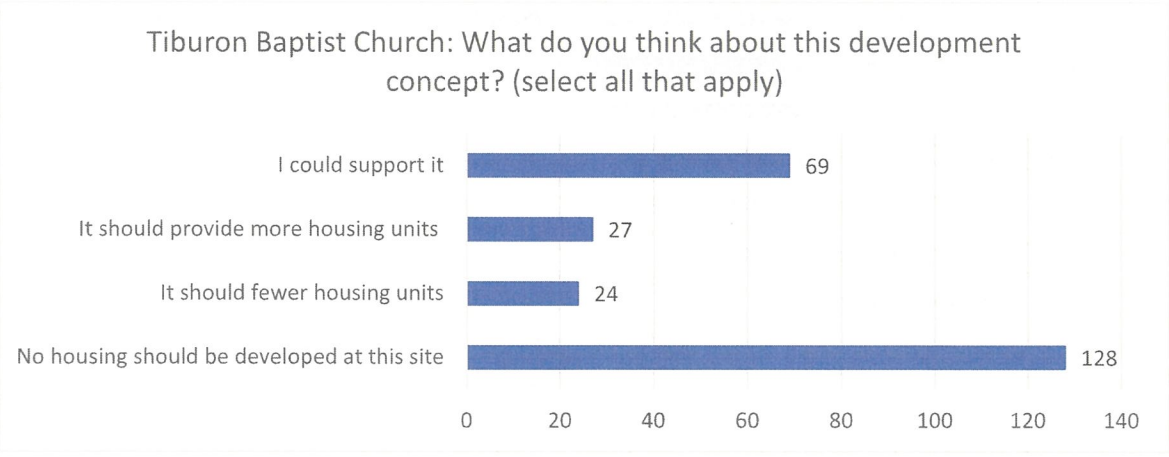


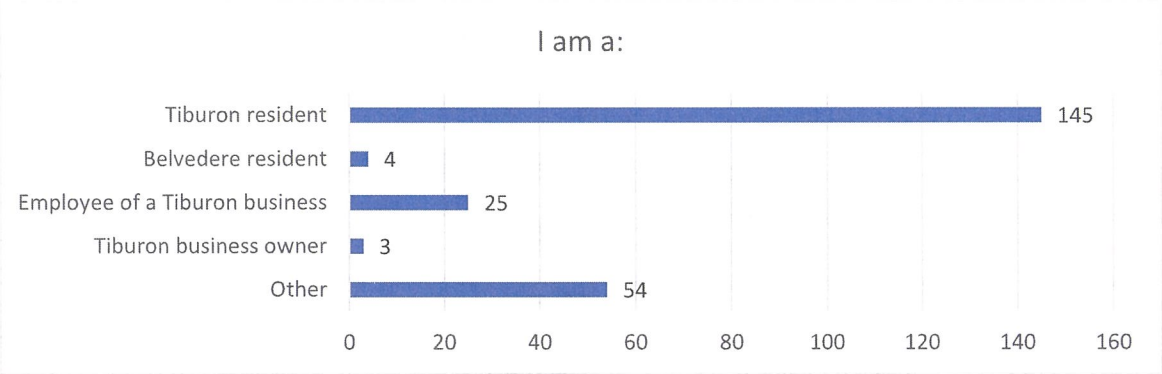

Downtown Tiburon Blvd West Midblock: What do you think about this development concept? (select all that apply)
I could support it
112
It should provide more housing units by adding an additional floor
31
It should eliminate one floor of residential units
17
No housing should be developed at this site
44
0
20
40
60
80
100
120

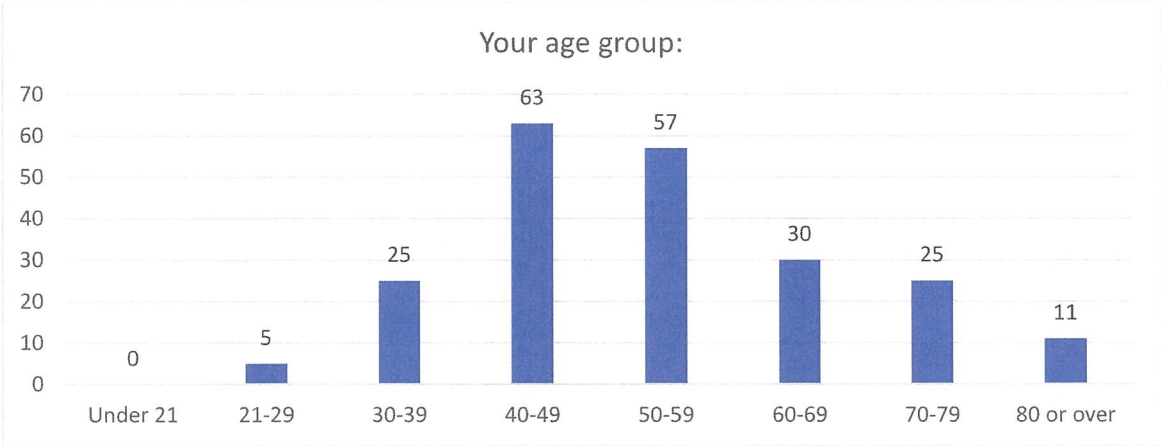

Downtown Main Street: What do you think about this development concept? (select all that apply)
I could support it
101
It should provide more housing units by adding an additional floor
25
It should eliminate one floor of residential units
15
It needs to preserve the historical facades of existing buildings
40
No housing should be developed at this site
48
0
20
40
60
80
100
120

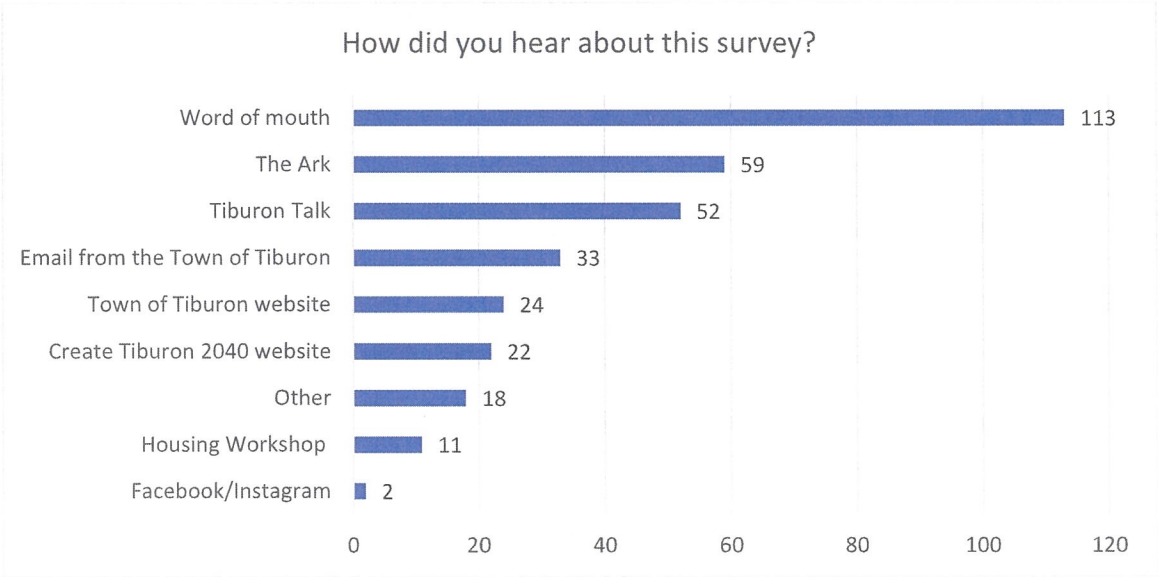

Cove Shopping Center Site: What do you think about this development concept? (select all that apply)
I could support it
54
It should provide more housing units by adding an additional floor above the commercial use
23
It should eliminate one floor of residential units above the commercial use
8
It should provide ground floor commercial use for all buildings
25
No housing should be developed at this site
116
0
20
40
60
80
100
120
140


Reed School Site: What do you think about this development concept? (select all that apply)
I could support it
91
It should provide more housing units
41
It should fewer housing units
21
No housing should be developed at this site
63
0
10
20
30
40
50
60
70
80
90
100


Tiburon Baptist Church: What do you think about this development concept? (select all that apply)
I could support it
69
It should provide more housing units
27
It should fewer housing units
24
No housing should be developed at this site
128
0
20
40
60
80
100
120
140


I am a:
Tiburon resident
Belvedere resident
Employee of a Tiburon business
Tiburon business owner
Other
145
4
25
3
54
0
20
40
60
80
100
120
140
160


Your age group:
70
60
50
40
30
20
10
0
0
5
25
63
57
30
25
11
Under 21
21-29
30-39
40-49
50-59
60-69
70-79
80 or over


How did you hear about this survey?
Word of mouth
The Ark
Tiburon Talk
Email from the Town of Tiburon
Town of Tiburon website
Create Tiburon 2040 website
Other
Housing Workshop
Facebook/Instagram
113
59
52
33
24
22
18
11
2
0
20
40
60
80
100
120

Survey Comments

Stay away from downtown and east tiburon Blvd keep housing west of mar west

More density that creates more traffic, less parking, more waste products will only create a less desirable place to live and a lower quality of life. Please leave this lovely town alone and don't ruin it's charm

Too many additional housing for such a small town! Too much traffic

Too much housing. We can't even provide enough water for the existing housing. This shouldn't even be considered until we have ample water.

Again, parking needs to be considered. As well as public transportation. In these plans, please include more green spaces and parks/recreation centers, as well as community gardens, green belts with fruiting trees for people who reside in densely populated buildings. In the commercial spaces, please plan for more groceries / specialty marts , as well as theaters and concert/event sites that would make Tiburon a lively and exciting destination for people to visit.

Please contact all property owners in question. I have heard from several in the community that sites under development haven't even been vetted with the owners. This is quite troubling.

I think this mandate is ridiculous. Firstly, our water supply can't support these additional units.
Also the density added to already dense areas will change the nature and feel of our community.

No new housing should be built.

Traffic sounds horrible water and pollution problems

We should focus on adding density in commercial areas like downtown. Other sites are all residential in nature and have a much bigger impact on traffic especially the COVE which even at the moment the traffic into that parking lot is a problem in certain times. I can't imagine how it might be if you add a housing development into the same entrance.

I am strongly opposed to considering The Cove Shopping Center for further development of any sort. Parking and traffic is already a real mess and adding housing would make it worse. Also, Nugget has FINALLY provided a viable local market that is highly successful. This should NOT be disrupted. It took 15 years to get a viable and thriving market in there.

Furthermore, this area is low lying and subject to flooding. Yes, there are pumps and improvements, but sea level rise will make this site untenable for further development and expansion. This site should be left "as is" from a usage standpoint. Trying to develop housing here would be an unmitigated traffic and management disaster.

Tiburon Baptist Church should not be on the list. It is a thriving institution and has been serving the community for 61 years and plans to be perpetually into the future.

Tiburon Baptist Church property should be removed from the list

Where are you going to put the cars!!!! The traffic on Tiburon Blvd is already a mess! These ideas are stupid!

The town should resist the state mandate with all means possible because, due to the topography of the peninsula, Tiburon lacks infrastructure to support additional housing units in the numbers suggested. Traffic on Tiburon boulevard is unbearable today. Housing sites on Tiburon boulevard would only make it worse.

What worries me most about any of this development is what the increased density will do to the traffic on Tiburon Blvd. Where are the provisions in all of this to handle the increased transportation needs/demands on the ONLY way to downtown. There are already times of day where the traffic is so heavy that the road is practically impassable. I already order my comings and goings to avoid those times of day. Unless you solve the traffic issues NO increased density should be put on the table. After that, build away!!! I do understand the need to add this housing. BUT TRAFFIC ISSUES SOLVED FIRST!!!

Please do not make any plans for the property of Tiburon Baptist Church. Let them continue to do work and ministry in Marin County from right where they are.

Tiburon Baptist Church has been for 61 years and remains a vibrant, thriving Christian community whose mission is to call Marin and beyond to live in the fullness of life through Jesus. Throughout its life, the church has been an active member of Tiburon and Marin communities, opening its facilities to Tiburon voters, AA, Boy Scouts, and various other nonprofit organizations. For years, the church's members have volunteered and supported Open Door, Gilead House, San Quentin inmates, Marin Convalescent Home, and a number of other worthy causes. Despite the epidemic, church membership, participation in worship and small groups, and finances have remained strong. The church has taken good care of its facilities, which should serve the church's needs well for the indefinite future. The church has no plans to sell or develop the property and fully expects to continue to use its facilities to pursue its mission into eternity. (24 instances of the same comment)

The church facility on this site is active and adds value to Tiburon. It needs to be deleted from the list of proposed sites.

Are you planning to condemn any of these properties? Hope not. Are you planning to pay market value for these properties or offer incentives for developers to do so? Planning to raise taxes for this?

I am quite confused why The Tiburon Baptist Church would be on this list. The church is one of the few in the town and has a strong community and congregation. It also has no plans of going away and will hopefully thrive into the distant future. Thank you.

Tiburon Baptist Church has been an active church for 61 years. It is active today. The building and grounds are well maintained. This site should be completely removed from consideration.

adding extra housing or re-zoning next to a school, church or the small cove shopping center is not appropriate and it's ridiculous to even consider these options. Please remove these options from the list !

Our family has been attending Tiburon Baptist Church (TBC) since 2008. Our children have grown up in this church and were all baptized in this church. Our family, as well as many others, are active and involved members. I help to lead worship, our children also help with this on occasion and we are all involved in Bible Studies or a Life Group. I am currently a deacon and my husband was a deacon for 3 years, chaired the deacons and is now the church Treasurer. TBC is alive and well! We are thriving! And TBC is a very important part of our lives as a family. Our membership and participation are a priority as a family. TBC reaches people in and around TIburon and should most definitely be removed from this list.

Tiburon Baptist Church is a vibrant, active faith community in the Town. It should not be considered for housing.
If the town decides to force a church that has no intention of relocating to become housing, we will soon get unwelcome national news coverage and ridicules.

I'm confused by the Tiburon Baptist Church suggestion. My understanding is they have no plans to leave. How can their property be developed?

Tiburon Baptist Church should be removed from this list and plans all together.

No building should be forced upon Tiburon Baptist Church.
Rezone existing apartment complexes to allow more units, and floors. just doing this will over meet the requirement and will be decades until it gets built. Make sure architecture blends into the town. should all look like what was proposed at the Baptist center. Think about housing types which will effect demographics and traffic, and strain the town even further. Make sure you plan for climate change. be smart and don't build in the flood zone
More housing is important but increasing the traffic on Tiburon Blvd is a nightmare for current residents.

With more housing congestion issues need to be addressed for down town tib as well as tib blvd

It's time to make downtown more appealing with some modern spaces, such as live/work units above and parking below, instead of parking lots. There is no reason to have a parking lot without a building above it.

The traffic is a complete mess already. High priority should be close access to freeway.

Tiburon Baptist Church is one of few places of worship in Tiburon. It serves the congregation and the community. It is a good neighbor and works to make the community better. It was recently refreshed with an abundance of building improvements designed to allow the congregation to improve on it's service to the community and beyond.
It strikes me that there are many other basic considerations that need to be addressed before choosing sites for an additional 600+ housing units. Before any development of any additional housing occurs, planning commissions must satisfactorily address the following: 1) water availability and affordability for the existing and potential new residents (current residents are already being told to shut off and/or ration water and are being charged exorbitant rates), 2) energy availability (elimination of blackouts) and affordability, 3) traffic planning and construction (this should include safety considerations around having only one main artery to highway 101 during emergency/evacuation situations as well as consideration of available parking near public spaces and near public transportation such as the Ferry); 4) close proximity/availability of key resources such additional police/fire department resources, schools, urgent care facilities, groceries, pharmacies, gas or charging stations, and any other needs for a more highly populated community. While I understand that the state has mandated additional housing, not all areas are created equal and appropriate consideration/planning must be given before increasing population density on a narrow peninsula with limited access to key resources necessary for sustaining a larger population.

I have been a member of Tiburon Baptist Church for several years now and am part of that church and believe in their mission to be a positive light in the community. I strongly support the municipality and their search for locations for new housing but TBC needs to be part of the long term community development rather than be simply a lot designated for development.

How much retail space is needed? Pay attention to mix of retail and residences to avoid waste of space stores that sell luxury goods and things we don't need.
Traffic for emergency purposes must be considered and is something to think about when realizing Tiburon's infrastructure cannot handle more automobile traffic. A hazard waiting to happen!

Tiburon needs to resist the Newsome scourge. These high density monstrosities will destroy the character of our Town. Time to fight back and say No!

Needs to be incorporated with the full 2040 plan and include more mobility options. Should have electric charging stations and really focus on scooters and e-bikes and other similar ways to get around.

Remove the cove and the church !

Remove these locations ! It's rdidiculous

Thé Tiburón BLVD is already very congested and any more traffic will be a huge burden on the résidants near downtown. Thanks
Create workforce housing for people working for the town, at our schools, Tiburon businesses, etc

The addition of housing to the Tiburon Blvd East site would be an enormous boon to the town in general. That site is currently an eyesore and not utilized to its full potential. It is not a welcome entry to our downtown, and a mixed use development would bring needed foot traffic to downtown businesses and is well positioned to transit. Regardless of housing mandates, I think this would be a benefit to our community.

Use the CVS , and bank sites east side of Tiburon Blvd.

Use the TIb. Pensul. Club. Property.

The parking an traffic capacity at reed school and cove is already at its limits. Squeezing in units at close proximity to this extremely busy sites will significantly add up to the problem and will make navigating a nightmare for the new residents, old residents and the whole town.

Traffic is the main issue for all of these ideas. Tiburon Blvd is already a mess for much of the day. How will the traffic issue be mitigated with any of these developments.

Good ideas. I think this housing would blend in well with the town.

Tiburon Blvd, cannot deal with more traffic, especially if there's a fire and everyone needs to evacuate. Sue the state to find additional housing requirement. Deem the area an animal habitat as Woodside did.

The proposed over crowding in Tiburon is not safe due to the one road in and one road out nature of the peninsula that we live on. Over crowding our town will ruin the beauty, esthetic, and serene nature of the town. It will cause increased traffic, congestion, fire safety issues, increase crime, reduce parking and many other unintended consequences. We paid a lot to live here and don't want to live on top of each other.

As a community we need to stop with the NIMBY mentality and invite more people to our beautiful town. This will help revitalize the dying downtown area.

Multiple story buildings great as long as they don't shadow neighbors or cut sunlight, or reduce existing views of immediate neighbors

Because of terrible traffic now and severe water shortage, we cannot have more housing.

I have been a member of Tiburon Baptist Church for 40+ years and it has been my spiritual home and church family. We reach out to the community, provide many services and ministries. It is also one of the only Baptist churches in the area. I don't understand how you can consider even developing our property.

The Tiburon Baptist Church has been at this location for 61 years and my understanding is that they are not in any hurry to leave.

Traffic situation in Tiburon is already not good. There are only two lanes in and out of the large part of the peninsula. Building more dense housing only makes sense in down town, assuming whoever is going to live in these luxury (let's be real!) condos, is going to be either local/retired or hopefully working nearby. Then we can hope it won't make it much worse. Building in already dense traffic areas such as Cove and Bel Air would make traffic situation there worse and would defeat the purpose and new residents won't be able to get to their job in the morning. Baptist church site sounds best in terms of connection to both 101 and downtown and not making traffic situation much worse.

It's disappointing that our Town has once again failed us. Other towns continue to fight the ridiculous demands for increased density on their small communities, while ours surrenders once again. The higher density requirements imposed on Tiburon are completely unreasonable and we should be using every legal means at our disposal to fight back. Unfortunately, our representatives only respond to corporate developers and a small minority of our community who are determined to turn our lovely, quaint town into the same cookie cutter, corporate, over-commercialized model that has ruined America. Nice work.

I've been a Tiburon resident since 1975 and enjoyed the small community ethos and care for it. It is regrettable that our valued public servants are unable to reside nearby for a natural sense of mutual trust , proximity in event of emergency (fire , police, school personnel) and simply identifying with the community as m "my home too" so investing in caring of towns physical needs as well as being an integral part of serving / participating community of "US" or 'buy in'.

Painful and regrettable that we as a people lean toward NIMBY as, " I now have mine you figure out how to get yours". Helpful to learn to appreciate everyone's investment and contribution and role in making us a more healthy community.

Definitely not Tiburon Baptist!!..This is a place of worship!..My family has had memorials there and attended church services!..This option shout NOT be on list!
Thanks

We need to build more diverse housing, and not be afraid to increase density along all major roads. More people = healthier downtown. People do not directly equate to traffic. School Buses and more ferry service should help
I am alarmed by the proposed plans and that this has even made it to this stage without dissent from smart-minded people. The town has no right to design buildings and propose them to the public with no consent from the private landowners. One cannot walk into town hall and propose building plans for a plot of land they do not own without having documentation of ownership. This has to be the case for towns and cities as well. Who is fronting the costs for these builds? This seems like a senseless waste of money spent and the people who created this clearly have no idea of the charms of this small town nor the traffic congestion that already plagues us. To think this money could have been used to fix things in need of repair such as our rising tide issue.

This is a lot of wishful thinking and no provisions for parking. The neighborhood around The Cove will be decimated is something like this goes in.

I worship and volunteer at Tiburon Baptist Church. Our church is vital to many families and worshipers from all across Marin. Our church property is not at all suitable for consideration for development for housing.

I think traffic and parking issues need to be addressed very clearly. Tiburon Boulevard is already a parking lot during key commute and school times. The Blackfield/Tiburon Boulevard turn often gets backed up as cars wait for other cars to turn into the Cove; this situation would be made untenable if the Cove was redesigned to accommodate 70-90 units. Perhaps recirculating the plans with more details on parking and traffic abatement would make it easier for the community to understand how these concepts would actually work (or not).

I strongly support the proposed downtown developments. I strongly opposed the proposed development at the Cove, which would be inconsistent with the character and functionality of the neighborhood and would impose significant hardships on existing residents.

The downtown sites, close to the vibrant "heart" of Tiburon and - critically - close to transit make far and away the most sense. Adding more residential units, ie more people, would likely also increase the ability for retail businesses to survive and thrive, adding revitalization on top of housing. In contrast, the Cove site would create further traffic and parking issues at an already difficult intersection where traffic already gets backed up in circulation; takes away some vibrancy from the only shopping option on the west side of town / changes an existing "good" site vs. making use of empty space elsewhere in town; and in no way fits with the "character of the neighborhood", a huge push that exists in Bel Aire. Residents are de facto prohibited from adding second stories, or even half stories, so building 2-3 story apartment and town-house in the zone seems wildly out of place

Don't overbuild Tiburon. This is why we live here. The cove shopping center is already congested. More housing will make it feel like a strip mall center. This is exactly why I don't live I. Other parts of California. Tiburon is a one lane road in and out and the traffic is already bad. Tiburon should be fighting with the state to put increased housing in areas of Marin that can handle it.
We all live in homes that were built because the existing residents of Tiburon permitted expansion of their town and welcomed new residents. We owe it to the next generation to support growth.

Specifically Cove Shopping center provides much needed services to most of Belvedere Tiburon. Any construction project as imagined here, will result in massive retail and business disruptions and a loss of grocery options will impact the many seniors negatively. Concerns with having units that may impact Reed school is also an issue.
Our community already has a horrible situation with traffic. The water rationing has begun and can't support larger population. Additional housing can be provided in areas outside of congested areas such as Tiburon.

Cove shopping center is absolutely the worst solution. The traffic on Blackfield for Bel Aire Schools is already a mess. This would endanger children biking to school.

I live in the Bel Aire area and the with the timing of the school arrival and dismissal, the traffic concerns around this area would be drastically negatively impacted. The area already is at maximum traffic capacity with the commercial business traffic flow due to the Cove Shopping Center.

I would be interested in understanding the impact of ADUs in lieu of some of this development.

The Cove Shopping center is already PACKED and Blackfield is a nightmare as is. Downtown needs revitalization and adding housing/commercial can help with that effort

Adding housing units in any of these locations without addressing the traffic problems is a non-starter regardless of location. Building at the Cove would be a HUGE negative for those who live in Bel Aire and up Blackfield Drive...and for students who attend Bel Air school. I'm surprised there aren't proposals to expand existing multi-family structures in town.

The Cove is already a huge mess getting into from any direction. Backups regularly- not suitable. Downtown and Reed School areas seem logical based on current development, lack of people going to downtown, and open space.

The Cove shopping center should be completely eliminated from this plan as there is already a capacity issue handling traffic in and out of the surrounding neighborhood due to general daily traffic at the shopping center and peak hours during school drop off/pick up. The bank of America and sites in downtown Tiburon are optimal for such a development as the lot size allows for multi-use development.

The vast bulk of the new units (80-90%) must be built as close/within the downtown as possible. This is the nexus of public transportation, given the ferry services available, and the Paradise Drive option to get out onto highway 101 for N/S auto traffic. Would also lead to a rejuvenation of Tiburon's downtown. Higher residential buildings much more feasible there as all those hillside/hilltop condo views would not be blocked! The CVS store could easily be placed on the ground floor of a 2-5 story residential building.
The Cove shopping center is a very busy complex and should not be removed when there are many other locations that are open or have low usage. The Cove supports a large area of residential homes and it would create a great hard ship on the elderly people in the area that rely on it. There is a small elder living facility behind it and the localized area is full of elderly people. Please don't remove the Cove Shopping Center.

important to keep commercial spaces for grocery and other community needs, important that public transportation is part of the development, important that environmental green building practices are part of this plan (solar, energy efficient, low water use, green materials)

The Cove shopping center is a gem, especially Nugget Market. Any housing here would exasperate traffic jams from cars entering and leaving the shopping center. At times Northbound traffic on Blackfield road backs up to Tiburon Blvd, as cars try to enter and exit the shopping center. Likewise, Southbound traffic on Blackfield road backs up over a block, as cars try to enter and exit the shopping center.

My thoughts with both options near schools, Reed and Cove are the lunatic congestion.

Supplementally Cove would be a huge loss to surrounding areas as a hub for shopping, coffee, USPS, supermarkets and would mean everyone going to Safeways instead of walking and supporting local small business
Development downtown and in downtown adjacent areas should be the priority because of access to transportation, access to the path, walkability and access to businesses.

Please don't take away our Cove Shopping Center. Nuggets and Peete's and Sweet Things are three of the most loved stores in Tiburon. And the charming neighborhood of Bel Air would be very negatively impacted by traffic.

The Cove shopping center is not a good option.
This is an extremely busy intersection with narrow streets, and traffic to and from BelAire school.
It is difficult to enter and exit this area, dangerous for the children riding bikes to and from school, and is also dangerous for pedestrians.

Anything above two stories would significantly alter the feeling of tiburon to its detriment.

Cove Shopping Center has traffic problems as it is. Multi story buildings would detract from the Bel Aire neighborhood.

This project will destroy the essence of Tiburon.
I'm against all of it!

More housing, more means more people, means more infrastructure needs, means more global warming, means worsening life for all.

Who is responsible for this edict? We need to vote them out of office as this is very unpopular and not in the interests of the people who live here. If you doubt this put it to a vote/referendum.

Infrastructure is absolutely not suitable for added housing. Will end up being a horrific nightmare in any kind of emergency situation. Downtown is the only place available or way north on 101 closer to Novato. Not in Southern Marin.

Traffic is always a consideration. Additional housing would allow residents to access GG Transit as well as the ferry system. They would also close to a library, post office and grocery store as well as restaurants and entertainment. This would create a more vibrant downtown. The Cove site is not desireable due to the flood issues and the plan to seemingly buikd iver the East Creek which is the discharge site for the Cove Watershed to the Bay, gathering water stormwater from the surrounding hills and neighborhood. Somehow the planners have missed this important point. Trying to replace a vibrant shopping center and large marjet with a smaller one seems ludicrous. This would force mire traffic on Tib Blvd, to go to the downtown to shoo at a large grocery store. The Reed school site should stay a school as it serves the community and there are no other sites downtown. Children and their education are an inportant part of the community.

The Cove Shopping Center should NEVER be considered as a building option. It is already an intense traffic choke point multiple times/day with Cove shopping and Bel Air Neighborhood traffic AND Bel Aire School traffic. It is impossible to add 70-90 units at that choke point and have a safely functioning intersection. The Tiburon Planning Commission voted to prevent a Round Table Pizza from opening in the Milanos space at the Cove a few years ago because Round Table intended to have delivery cars and pick up service and that was going to create too much traffic to be safe. Adding cars for 70-90 units would dwarf the Round Table problem! Also, the Cove is a known flood hazard so how are we going to build new 3 story construction in a flood zone? Also, and perhaps most obvious, why isn't the CVS shopping parking lot being considered as an option? It is vacant and virtually unused 365 days/year.

What is mean failed to be explained is why we have to have this much housing. It seems ridiculous to change an entire town when most people will be against it.

Why was there only 1 open lot on this survey. Tiburon should consider developing more open space vs higher density. City hall and Chase and CVS are very inefficient uses of land which should be considered as well.

The cove shopping site is a nonstarter as it would not have parking for the commercial businesses on the ground floor, would be built over a creek that drains the watershed to the bay, and would eliminate a thriving and busy commercial center that is necessary to the surrounding and greater community. The height of the proposed buildings also is not in character with the surrounding neighborhood.

My main concern is about traffic on Tiburon Blvd., which is already a problem. Any additional housing past the Cove is simply going to add to it.

This is going to be a nightmare. No matter what location you select, neighbors and residents will object and lawsuits will likely be filed. The fact is that Tiburon does not have vacant land to support more and more housing developments. Eliminating popular and useful services like shopping centers and main street should be avoided completely. Vacant lands should be prioritized as there is no existing service or commodification that would be eliminated. I also think it is extremely unrealistic and disingenuous to refer to any of these proposals as "low-income". This is one of the most affluent places in the world, and the residents and members of the public recognize that even if local/state agencies do not.

Why can't Tiburon hold public meetings in Town Hall instead of this mandatory Zoom and online nonsense? Other town's and the County do, what's wrong with Tiburon?

Get some guts and tell ABAG to go to hell. The same way town's and cities told ICE to shove it.

If you can't represent the vast majority of people here who are against this, resign and go into the private sector.

The traffic is already too much at the cove and Parking is consistently full. It's a very poor choice for additional multi family housing. Plus there is additional traffic with bel air school drop off and pick up. And finally, I wouldn't build housing and take away the views in downtown.

The Cove shopping center is already surrounded by condos and multi family housing. There is already traffic and lack of parking at the shopping center. And during school drop off and pick up the traffic is already excessive. The location simply is too saturated for more housing. And I would not build new housing and comprise the views or the skyline of downtown -- it's part of the attractiveness and charm of tiburon.

The Cove plan won't fix the terrible traffic backups at that intersection and would lose most of the parking that now exists at the shopping center.

This entire development concept is a very bad idea. Tiburon can not support an additional 639 housing units. This is going to be a nightmare. There are other "opportunity zones" outside of Tiburon that can withstand this type of project. The logistical ramifications of adding this many dwellings into such a small area will be very negative. Please do not ruin Tiburon with this project. Thank you

Biking is already dangerous enough. Too many cars on the road. Our roads cannot sustain it. Already at a breaking point

This amount of housing will disrupt traffic, create chaos, and mostly, be a hazard in case of an emergency evacuation!

We should focus on developing senior housing downtown within walking distance to shops, restaurants, post office and ferry. The most logical parcel is CVS/Chase Bank. Giving empty nesters an opportunity to remain in the community and allow young families to move into larger homes on the hills.

Comments on Tiburon Blvd East Corner Site

keep it commercial

What is the plan for parking for residences and for people to patronize the commercial establishments

Should not look like a commercial development! This is not Larkspur, or San Rafael. If you have to build, make it blend in to the existing architecture. For example, have it look like the Cove apartments, or the

ones on mar west street. Also traffic is a big problem. Better to rezone existing housing developments and allow them to add additional units / stories. Will make it less likely to be developed anyways, and also blend in more

Need to increase access in and out of town, one road in and out will lead to congestion

Only if traffic issues are solved on tib blvd could this make sense

Traffic and congestion is already a problem along Tiburon Boulevard and any concentrated development in this corridor would exacerbate the problem. There are also other concerns around water availability (given residents are already being told to shut off water and being charged exorbitant rates). The periodic PG&E black outs are also a problem and need to be addressed before any further population expansion. Before any of this proposed development occurs the various government departments need to resolve current issues regarding traffic, water availability, electricity, etc.. Furthermore, I don't understand why consideration is not being given to more development on the back side of the peninsula as opposed to the existing already congested Tiburon Boulevard corridor.

First, Tiburon Blvd cannot handle additional housing downtown. The traffic is a nightmare every day of the week. Second, its a dangerous precident for municipalities to design and pursue building on land that is privately owned.

This seems viable, and I have no further opinion about this location.

Downtown with access to transit and making the downtown more vibrant is excellent

I am very concerned about the increase in traffic if all of these proposed housing additions in downtown tiburon were constructed. Traffic is already very bad. I would NOT want to see all of the poposed downtown sites developed.

Comments on Tiburon Blvd East Mid-Block Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens for people who reside in these densely populated buildings.

Congestion concerns with tib blvd

I could support it, IF all-electric or better net zero construction and use

Where's the parking? Maybe fewer commercial sites/more residential

Four stories seems excessive for this location, perhaps just one or two stories would be more suitable.

Downtown with access to transit and making the downtown more vibrant is excellent. More commercial space is exciting too

I would not want to see this developed for dense housing along with the other proposed downtown sites.

Comments on Tiburon Blvd West Mid-Block Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens for people who reside in these densely populated buildings

Again, parking needs to be considered.

This looks a little nicer, but should look like a small town feel

Only if traffic issues are addressed

I could support it, only if all-electric or net zero. This one doesn't provide much housing,

Not sure exactly where this is. We will not be able to drive everyone on to transit. Parking must be considered.

More light and air should be incorporated. It looks pretty massive and out of place

I oppose the development of all of the proposed dense housing sites in downtown tiburon. I am very concerned about traffic, and also about having so much high density housing with so many floors in what is basically 1 location broken down into 3 proposals

Unclear where this is. Addresses should be included or a clear map.

I worry about it impacting the already scarce parking for visiting downtown. If they added PUBLIC parking spots in front, in addition to the parking garage for its residents, I would support it. I don't love the idea of any housing being near downtown.

Comments on Main Street Site

Again, parking needs to be considered. Thinking about commercial, what about a theatre, concert venue, some establishments that make Tiburon more of a destination and a draw, giving visitors and residents more things to do, whether they arrive by car, bike, or ferry

would be open to some at this location depending on certain factors

Congestion concerns with tib blvd

It needs to preserve the historical facades of existing buildings,Other: The Tiburon waterfront and Main Street should be preserved as public spaces and for retail, hospitality, parks and recreation. Adding housing to this area would likely damage any existing sense of community with Tiburon/Belvedere and likely be the end of many popular community activities such as Friday Nights on Main, Car Show, Boat Show, XFestivals and community activities that are cherished/enjoyed by both our adult and youth populations (likely due to noise/traffic complaints).

No development here, not enough housing to justify more construction.

This is a charming town because of what has been preserved. Multi-stroy buildings on such a small road will look looming and cast shadows on the waterside restaurants and living spaces. Again, this is a dangerous precident to design and pursue building on private property. This has clearly been developed by people who do not live in town nor truely understand the town. Money wasted.

Who's going to buy all of this real estate? Seems very dense. Parking?

1 or 2 stories would be more suitable for this location; 3 stories seems massive

Downtown with access to transit and making the downtown more vibrant is excellent. More commercial space is exciting too

I don't like it because parking is already VERY LIMITED in the downtown area and even though there is a parking garage for its residents, what about their guests? Plus I don't like the idea of changing the quaint feeling of Main Street and ArK Row.

There is no way this would be considered low income, so it should not be considered low income housing. This is essentially the development of multi million dollar condos at the expense of the defining characteristics of downtown Tiburon

Comments on Cove Shopping Center Site

Again, parking needs to be considered. Is the grocery store parking on the Tiburon blvd. side? What about adding rooftop gardens to some of the planned developments?

This area is already too congested

if owners approve of limited numbers

There is not enough parking at the cove. Its jammed pack and usually there are some unrented stores already. And it floods. What are you guys thinking? you're out of your mind. Your mandated to add housing on paper, but doesn't mean it will ever get built. We don't have to be stupid about this and take it up the ass. We have lots of control over where these units are built. Make them add value to the town, not be everyones worst nightmare. Must account for architecture style, Traffic, parking, unit size/ type which will effect demographics and weather they will have children which will burden the roads and school districts further.

Congestion concerns with tib blvd

Traffic is already unbearable. Terrible place for added housing!

I wonder where the parking is for the grocery store and other retail

This is already a very busy area especially during school days. We need the Nugget and other businesses in the area and having more housing there is going to make it impossible for residents to drive to work on busy mornings.

Again, private property. This is actually alarming what type of authority this small town thinks they posess over landowners.

This would be a disaster for the neighborhood and those who use this shopping center. It's already over subscribed and there are times when no parking is available

This shopping center provides important and useful resources for the community and should not be replaced with housing; 3 stories would be too much regardless

Traffic into shopping center backs up into intersection already. Major upgrades needed.

Where is the parking located ? It should not remove the grocery store, which is necessary.

The shopping center is heavily trafficked with circulation an issue; it is an incredibly useful and necessary retail space for the west side of Tiburon; and build up does not meet the character of the neighborhood

Would create enormous traffic congestion at the NOW Congested TB/Blackfield/Greenwood Cove Rd intersection!!

Terrible Idea. Absolutely Not! Nugget Market and others are used by surrounding neighborhoods .

there need to be sufficient parking for grocery store and commercial tenants

Parking, traffic flow in and out of cove and neighborhood, water table issues with underground parking and liquefaction are issues

The current cove shopping center is one of the most loved retail spots in all of Tiburon with Nugget, Peete's and Sweet Things. Please don't take that away! Plus Blackfield drive is already super busy with Bel Air school, etc.

Traffic concerns especially with kids going to and from Bel Aire and to catch busses. Also the community relies heavily on the local market, Nugget.

Completely absurd place for any new housing!!!

There is already too much traffic at this intersection already.

This is the BEST PLAN of ALL of them in my opinion!

This concept is completely out of character with the surrounding built environment. Not only would it drastically increase traffic on an already extremely congested are with the shopping center and multiple schools and neighborhoods nearby, but it would eliminate extremely convenient shopping amenities that support the entire peninsula

There should be parking beneath all of the structures for retail customers.

Comments on Reed School Site

The school should save this land for future school use.

two story only.

no housing

Already too much traffic at this intersection, especially during school time

Congestion concerns with tib blvd

I would be concerned about high population density and traffic around an elementary school. The commentary in the workshop materials regarding the declining school age population is more likely attributed to the impact of COVID and extended public school closures. Many families moved out of the area (either permanently or temporarily to more remote areas) or moved their children to private schooling options during COVID. I would think that school age populations would increase if additional housing were created on the peninsula (and assuming no more lockdowns/school closures which were determined to be ineffective and detrimental to our youth on many levels).

I think it's a terrible idea. Having driven my daughter to Bel Air, it was a terrible experience. Just about when everyone in the area wants to leave for work, this area from Cove to Bel Air gets gridlocked and this creates self-reinforcing delays. I've spend countless hours being stuck in this neighborhood. New residents just won't be able to make it out when they need to get to work.

This is the most ridiculous idea yet . . the traffic at that corner is already horrendous. The people who proposed this project are completely incompentent and are not paying any attention to the impact on existing residents.

If mostly set aside for workforce housing

If this is infact public land then it is more promising then the others. Still, Tiburon Blvd cannot support such additions due to traffic.

Don't see any parking here either...

I surprised at the thought of replacing this school with housing

This too will add to already terrible traffic congestion.

This seems like a feasible location for a development such as this. There are already multi family units in close proximity and the rich people who live in expensive homes on the hill will not have their world class views blocked by towering apartments

Comments on Tiburon Baptist Church Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens and fruiting trees for people who reside here?

The Church still exists. Has anyone seen if they are planning to leave?

No housing should be built on this site! The church provides great services to the community!

Tiburon Baptist Church is a great service to the community and should be left as it is. The church building and it's respective land should be left out of these concideration.

Should be removed from this list

I find it inconceivable that the city of Tiburon is actually considering tearing down a church to make housing! There are people of faith in our community that value this church. The church provides meaningful services to the local area.

How are you suggesting developing property where a church currently stands??

Congestion concerns with tib blvd

This area should be reserved for single family units or some of the more moderately priced housing.

As long as the needs of existing residents are taken into consideration, this could be a good development site since it is near other multifamily dwellings, Tiburon Blvd is two lanes at this point and also located across the street from the Cove Shopping Center.

Church as been there 60 + yearsand actively used by both congregants as place of worship as well as community for meeting space including scouts , AA ,al anon, OA, fire department, marin symphony auxiliary, ecumenical council of Tiburon Belvederechurches

Private property. Also, this will affect people's views who live on the hill behind. Looks atrocious.

No! Tiburon Baptist Church is home to a large and thriving church community. A development on this site would be highly inappropriate.

Unclear if these units would be accessed from Tiburon Blvd or Greenwood Road.

This is supposed to be removed from consideration

Needs to have an entrance off Tiburon Blvd, not have all the additional traffic routed down the residential street.

should be no more than two stories, rendering on right looks like a fortress

I can't quite tell what is being proposed, but have the same concern about adding so much high density housing in downtown tiburon because of the traffic impact.

Existing homes viewing the bay will not have their view shed blocked. Tiburon blvd provides buffer for apartments on the hill across blvd from baptist church, central location.

why not consider New St Hilary's site as well?

CREATE TIBURON 2040

TIBURON GENERAL PLAN UPDATE
Housing and Diversity & Inclusion Elements
Focus Group Summary: EAH Residents

As part of the efforts to update the General Plan, including the Housing Element, The Town of Tiburon has been conducting community outreach to engage with a wide range of residents and employees about their experience with housing. The recent work, summarized in the present memo, has focused on seniors and single women headed households, especially low- and moderate-income residents, many of whom may be underrepresented in traditional outreach and engagement processes.

The present memo summarizes the findings from three focus groups that took place in May and June of 2022. Consultant staff worked closely with EAH Housing, the property management company that operates three important senior residence complexes in Tiburon. EAH staff members have been very helpful and supportive of the outreach efforts, organizing, scheduling, and hosting the focus groups on site at their properties as well as facilitating door-to-door outreach for the housing surveys that are also part of the overall outreach and engagement.

One focus group was held at Cecilia Place, an affordable housing development owned and operated by EAH. Cecilia Place is located at 321 Cecilia Way. Four residents attended this focus group held at Cecilia Place, at 10:00 am on Friday, May 27. The second focus group was held at Bradley House, a former school that was converted into affordable housing. This property is also owned and operated by EAH and is located at 101 Esperanza. Only one person was able to attend this focus group. The interview was at 10:00 am on Friday, May 27. The third focus group was held at The Hilarita, an affordable housing property for families and seniors. This property is also owned and operated by EAH and is located at 100 Neds Way. Four seniors attended the focus group conversation held at The Hilarita on June 3 at 10:00 am.

The methodology for these focus groups was to have a fairly informal discussion about housing in Tiburon, centered on a few key simple questions: What has been your experience with housing in Tiburon? What is working for you and your family with regarding to housing? What is not working and what are the problems that have come up as a result? What ideas and recommendations would you have for improvements? What have you heard about the Town's efforts regarding housing? What do you think about these efforts and what concerns do you have? Additionally, for single women headed households, questions aimed to discern any particular challenges, concerns, shared experiences and opportunities these residents have unique to their demographic. Lastly, there were questions for a smaller discussion about diversity, equity, and inclusion in Tiburon in a effort to also inform the work of the Diversity Inclusion

Task Force and the development of the Diversity, Equity, & Inclusion Element. The questions centered on participants' experiences as newcomers to the Town, the degree of the sense of welcoming, experiences and perceptions of racial discrimination, both interpersonal and systemic, as with police interaction. Included in the discussion were questions about what residents' recommendations would be for improving equity and the sense of welcoming in Tiburon. The full list of questions can be found at the end of the memorandum.

In general respondents were remarkably satisfied living in Tiburon. When asked about how satisfied they are about living in Tiburon nearly all participants responded strongly positive about their experience. They talked about the accessibility of amenities, the tranquil atmosphere, their connectedness to neighbors and to Town activities and organizations, the beauty of the natural environment and the waterfront views, and their appreciation for having found housing in Tiburon. A big difference among respondents with regard to their experience with housing was very evident between residents of different apartment complexes. One site reported being exceptionally satisfied with their apartments, that while small, were in a great location in walking distance to a grocery store, coffee shops, and other retail shops. They also reported not having any unusually difficult issues with the apartments in terms of repairs, ongoing issues with plumbing or other upkeep and maintenance. Conversely, participants living in other complexes were quick to share their concerns with ongoing challenges and complaints with management of their units. The present memo is not the forum to detail those issues, for several reasons. However, it is useful to note some of these issues in general to inform the broader understand of the context of housing in Tiburon, especially with regarding to populations of interest, including seniors and women-headed household. There may be opportunities for the Town of Tiburon to provide services and support to residents and apartment complex owners and managers to improve maintenance practices, and in that respect some general overview of concerns can be helpful. This overview is also helpful in planning for and management of forthcoming affordable housing developments; using the findings of the focus groups as an opportunity to synthesize a range of cautionary tales and best practices for senior housing in services, maintenance, design and architecture (centering accessibility).

One important note to point out was the wide range of responsiveness and awareness of the participants. There were a couple of participants who seemed limited in their engagement in the conversation due to their advanced age. Conscious to not stigmatize seniors, this observation is important to note because it speaks to the need for senior services and advocacy for seniors who are not as capable of speaking for and advocating for themselves, their needs, and for opportunities to improve their quality of life. Similarly, in the door-to-door outreach for completing surveys, some respondents were clearly not sufficiently aware or capable of discussions regarding housing. Lastly, there seemed to be differences between residents at different site that had a class aspect to it. While the apartments are "affordable" some sites seemed to be home to lower-income residents while others housed residents that seemed to have a more comfortable status. Since they were not asked about income and wealth, this is only a speculation. What seemed to indicate this most were the responses from seemingly "wealthier" residents who resoundingly offered high praise for their housing, their apartment complex, the connectedness to neighbors, the near-by amenities, and the high praise for life in Tiburon; they

were hard-pressed, for example, to readily identify class and racial tensions or incidents in the Town. Only after more rapport was created further into the conversation did they begin to recall incidents that affected friends and neighbors. In contrast, respondents in another focus groups opened with strong critiques and concerns when asked what is working and what is not working regarding housing. While these initial finding are compelling and informative, there is clearly an opportunity to collect a larger sample from the same sites and across other sites to get a more robust and complete picture of the experience of seniors with regard to housing in Tiburon.

Unlike the surveys, demographic information was requested of focus group participants, so data such as income were not possible to include in this analysis. Additionally, assumptions about age, estimated range to be 65-85, gender, race, and ethnicity were made by staff observations and in a couple of instances based on information participants offered, unsolicited, as part of their responses: "as a white person from the Midwest." There were 9 participants in total. Six were women, three were men. All the men were white and three of the women were women of color including on US born Latina and one African American woman.

Below are several key questions that were asked in the focus groups followed by a summary of the responses from all three sites to each question. Provided here are highlights of the discussion and many of the key learning points gathered from the focus group conversations. The memorandum regularly notes when a resident had a particular comment, observation, analysis, or recommendation. In some instances, the group appeared to agree in others some voiced a differing opinion. Mostly there seemed to be a high level of agreement among resident comments such that the noted highlights attributed to one participant very often was the apparent opinion of the majority or of the whole group.

How long have you been in Tiburon? What type of unit do you live in?

Many focus group participants were long-time residents of Tiburon, having lived in the town for up to 40 years, but none of them is a born-and-raised resident. One participant had lived in Tiburon for almost 60 years. On the other hand, two focus group attendees at had only lived in Tiburon for less than 10 years. All participants reported having strong ties strong ties with the community, and many having lived and/or worked in Marin County prior to moving to Tiburon. Nearly all participants reported having moved to Tiburon in search of affordable housing and found that opportunity in the EAH residents. Nearly all participants lived alone in small units, typically studios. A couple lived with one to two other family members in one-bedroom apartments. One participant lived with their child and grandchild. While most participants were retirees, one resident at stated that they own a small business in town.

Some residents expressed frustration with having been at the complex for a long time. One resident cited bad experiences with the property's management, having been "kicked down" to a "horrid" one-bedroom unit after their children had moved out. Because they worked multiple

jobs, they could never afford to move out. However, they would be interested in new units if the level of affordability was the same.

One participant, someone who has been involved in housing advocacy, has been in Tiburon for 17 years but was originally from Santa Barbara before moving first to Marin than Tiburon. They had originally moved due to affordable housing, but for them, Low-Income Housing Tax Credit housing was not as affordable as it needed to be due to it being determined based on the area's median income. They expressed support for expanding affordable housing as critical for the majority of employees who commute to Tiburon, with long and difficult drives just to get to work. Most participants, to varying degrees of enthusiasm, support the idea of increasing housing and high density, affordable housing in areas like downtown, but nearly all mentioned a concern for managing increased traffic from new housing. The rationale for supporting the housing was evidently a question of equity, fairness, and justice for service workers. Nearly all of the respondents seemed to know and feel a sense of connection and thus sympathy to service employees at the retail shops they frequent, from coffee shops to restaurants, as well as teachers they know. It was a sense of recognizing the responsibility of Tiburon to do more to support employees who struggle with difficult commutes.

> "I was a senior so I couldn't afford any housing anywhere in the Bay Area. So, I went on Craigslist and I looked for low-income housing for seniors."

> "If you work by the hour here, you're gonna have a real tough time making ends meet if you've got a family, or a home, or rent that you have to make, or children in school."

What do you like most about Tiburon?

Across all three focus groups, participants expressed positive feelings about Tiburon. Common themes included accessibility and community connections. One resident noted that the community is very accessible, with goods and services such as grocery stores located close by in Tiburon and neighboring communities (Corte Madera, Mill Valley, etc.). Another resident appreciated the Town's sense of community, highlighting the different community activities and feelings of safety. The community's contribution to the library expansion was cited as an example of the town's sense of community. Participants noted that accessibility to goods and services in the area were convenient. Others said enjoyed the town community with one specifically arguing that there are a lot of activities and that it is easy to connect with other people.

What are the housing challenges in town?

When answering this question, focus group participants were encouraged to first think about their own experiences, but then also consider challenges that other residents may also face about which they have heard or seen. Residents brought up anti-development sentiments and resistance to change by homeowners as a challenge against affordable housing in Tiburon. One resident commented, "*People who own in Tiburon do not want to see any further development which will diminish their assets*." Participants stated that they would prefer to see affordable housing for service workers who commute into Tiburon (and Marin County overall) and for teachers. One participant warned that residents' attitude about potential new residents being "people less than them" will make building new affordable housing difficult.One resident stressed the need for "balance" in Tiburon, the idea that there should be greater collaboration with lower-income residents and a balance between the needs of newcomers and those who have lived in Tiburon for a long time.

> "There has to be a sense of community where everybody is on the same page. Not 'Hooray for me and to hell with you' as my dad used to say."

> "A lot of housing that is deemed affordable isn't affordable for those who need it the most...when low-income is considered over $100 thousand a year, there's still people who go way, *way* lower than that."

> "I would rather have [housing for] somebody who's serving the tables downtown who's coming from Vallejo [than housing for kids in Belvedere]"

Traffic on Tiburon Boulevard was another main concern raised by residents. Even among residents with strong affordable housing advocacy sensibilities, the concern for highly traffic generated from new development, especially ones located in downtown, was worrisome and seemed to cause ambivalence about what housing production would look like, where it would be sited, and what the impacts might be. Also mentioned was the high cost of living in Tiburon driving people to community from neighboring towns in order to find affordable businesses. Additionally, there were concerns expressed about the efforts to make Tiburon attractive to tourists, since greater tourism could also make the Town more unaffordable as well as increase traffic.

Participants expressed concern and sympathy for the difficult life of service employees and the potential shortage of service workers due to the industry's low pay and the area's high costs of living. The small business owner expanded on this by stating that communities of color are disproportionately impacted by this issue due to them comprising most of service workers.

One participant also noted that preservation of affordable housing is a key challenge that the Town must take on. They stated that affordable housing developed using the Low-Income Housing Tax Credit (LIHTC) is not always affordable to those who need it most (e.g. out-of-

county service workers), especially when the housing is allocated to households based on Area Median Income (AMI). Because Marin has a very high AMI, it can be difficult for residents who make less than what is considered to be "low-income." Additionally, they noted that affordable housing properties are not affordable into perpetuity, meaning that the affordability aspect can be lost. Participants also noted that there have been incidents where landlords have not been accepting Section 8 vouchers. They also noted the lack of housing for seniors looking to downsize and for individuals who may not be ambulatory or who may have other disabilities.

Many residents were eager to talk about the problems with their units and some related health concerns stemming from maintenance issues; things like a leaky pipe causing mold in their aparment and the ongoing challenges they faced, not having the money to move out and the difficulties in working with management to resolve the issues. They expressed frustration as being told they should have have renters insurance when in fact they struggle financially and can't afford that cost. Residents also had issues with other maintenance concerns, proper landscaping, mold and asbestos, and health problems they believed to be related to the maintenance issues. Whether these complaints are accurate is beyond the scope of the present memo, and management and owners would presumably have a different explanation, the interest in reporting these here is to be responsive to the request to gather input from residents about their experience with housing in Tiburon. When, asked, many participants were eager to share a range of experiences including ongoing and signficant challenges.

> "Well, I can't afford to move out, so how can I afford to have renters' insurance?"

What actions should the Town take to address these concerns?

To garner support for affordable housing in Tiburon from homeowners, participants suggested that new affordable housing give priority to existing residents first rather than being open to newcomers. Some asked if the State could take any actions to accommodate increased traffic on Tiburon Boulevard to mitigate the traffic impacts in town.

Preservation and construction of affordable housing was also a common theme. Residents at all three focus groups wanted to see new affordable housing in Tiburon. One participant from Cecilia Place asked about the role of Accessory Dwelling Units (ADUs) in the Town's new Housing Element and whether the Town had any power to encourage their construction. Another participant stressed that the Town needs to make greater efforts to preserve affordable housing and to prevent existing affordable units from becoming market rate. They also believe that the Town needs to keep a closer eye on and better enforce contracts to ensure that managing agents and owners are doing their jobs. Due to the concerns that Tiburon may see a shortage of service workers in the future, one attendee brought up the possibility of unions, although they did note that this may mean an increase in service prices.

Participants also wanted to see a greater diversity of housing types. In addition to ADUs, one participant suggested that the Town find more creative ways to build units for residents looking

to downsize, such as the adaptive reuse of underutilized structures or encouraging condominiums and other developments like Cecilia Place. Another attendee recommended that the Town look into providing educational programs that can help and support homeowners interested in downsizing.

How welcoming is Tiburon?

Focus group attendees were also made aware of the Town's diversity, equity, and inclusion efforts and its incorporation in the General Plan through a separate Diversity Element. This was especially important in the context of recent racial tension incidents that occurred in Tiburon. There was general support for the Town's efforts on creating the DEI Element of the General Plan, although one resident noted that they would like to see greater representation of lower-income residents as part of the Element's development.

> I know people of color who don't want to live in Marin, and they have money"

Most focus group participants found Tiburon to be a very welcoming place. They found that local businesses will tend to recognize regular patrons and that residents are typically very friendly. As one resident put it: "*I've made this my home and this home has made me.*"

However, participants said that the increasing unaffordability of Tiburon has begun to push some lower-income residents out of town, forcing them to patronize more affordable businesses in surrounding communities.

> "You live in it but it's not a town you are part of."

Participants did note the disparities that exist in town, especially regarding to race. They mentioned that Tiburon has very little racial diversity, especially when it comes to the absence of African American people. One participant described another incident that had occurred in town where a police officer pulled-over and harshly questioned a South Asian person, an employee who was driving late at night. The driver and the participant recounting the incident believed this treatment was because they were a dark-skinned person driving an expensive car in Tiburon at night. Another resident also stated that they had noticed increasing frequencies of police pulling over people of color. Interestingly, some participants noted that Tiburon has greater racial diversity than other neighboring communities.

> "Because people, they'll see someone who's dark-skinned and they'll assume the worst. Or they'll assume that this is a bad person and then they have to disprove this impression of them."

Regarding the Yema incident, most agreed that it was an "awful" occurrence, although they believed it to be an exception rather than the norm. One resident criticized the Town for not looking into the police officer's record before hiring them. One participant highlighted that Tiburon, and Marin County in general, had a reputation

when it came to race relations. They stated that they were upset upon learning that the police "took the word" of a "faceless voice" (the bystander who vouched for the Yema owner) over the owner of Yema during the confrontation. They expressed disdain for Tiburon residents, who they said had a "boys will be boys" response to the Tiburon youth that posted anti-Yema comments online. They argued that there would be outrage if youth from Marin City did the same. Participants also noted that even though there are People of Color who could afford to live in Tiburon and surrounding communities, they often choose to live in more diverse communities like Oakland due to the exclusion and the tensions that exist in town. They stated that Marin County used to have more "diverse pockets" in the 1970s, both racially and in age.

How can Tiburon be a more welcoming place?



"Marin has a reputation, and in some communities, as being racist"

There were many ideas on how to make Tiburon more welcoming for residents, potential residents, employees, and tourists. One participant noted that the Town needs to adequately provide affordable housing for out-of-county workers to make Tiburon more welcoming. They also wanted to see greater enforcement of Section 8 and to crackdown on landowners who were not accepting vouchers. Residents also shared ideas on how to prevent events like the Yema incident from reoccurring. Some participants noted how the Town's police used to be more involved in the community, patrolling on foot, visiting businesses, and mingling with residents. They praised the Town for hiring the new police chief and praised the police chief for their work so far; though some were looking forward to seeing what future policies and practices will actually be like to make a final assessment on the police chief. Many said they liked that the police have a new system of introducing themselves to local businesses.

To make Tiburon more inclusive, one resident said, "You gotta celebrate cultures." When asked about the possibility of more Town-held events, one resident responded that "people tend to shy away." They argued that events like Juneteenth are done better in other communities like Marin City compared to Tiburon. There was support for the idea of celebrating cultures, along with critiques of existing efforts and ideas for making them more inviting generally. Participants also expressed their desire for free, accessible, attractive events, such as a flea market or a (more affordable) farmers market in some of the Town's underutilized shopping centers, such as the site of the former Bank of America, and places that are closer to low-income families and seniors. They noted that some residents need support in accessing affordable food as well as access to affordable activities and events. They specifically ruled out Main Street as a possible event location due to the difficulty of parking in the area. One resident criticized the Town's failure to hold events itself: "The Town has abdicated and has thrown a lot of the projects that have been attempted here to the Chamber of Commerce and they've been a colossal failure."

To build on the ideas that participants had shared, participants were asked for their thoughts on a possible event celebrating the Town's workforce. One resident stated that employers should give tickets to such an event directly to their employees as a way to make them feel included. They

also stressed that the Town needs to do more to support and promote local businesses other than restaurants.

The interviews were lively, at times with extensive discussions about the problems and challenges they faced with their housing, at other times very appreciative of the opportunity to live in a town they enjoyed and felt a part of. For nearly all participants, there were pros and cons to their individual housing experiences, to the question of housing in general for the Town, and to the quality of life and experiences of living in Tiburon. At the beginning of the interviews it was clear that participants only had plans for a short interview, some mentioning that they could not stay long, and most presenting a friendly-enough but somewhat guarded disposition. Once they were given the freedom to candidly express their concerns, complaints, recommendations, and experiences, the mood quickly changed and they all seemed to greatly and deeply appreciate the opportunity to speak and be heard by a representative of the Town. Across the board, they all expressed sincere appreciation for the opportunity, noting they had never been approached by the Town in such a partnership and community engagement way, and they looked forward both to future opportunities to remain engaged and to the planning and implementation of housing and housing services in Tiburon.

Focus Group Questions:

- How long have you been in Tiburon? Where are you from originally?
- What do you know about housing issues and opportunities in Tiburon?
- What do you hear from other people about housing in Tiburon?
- What keeps you at this apartment complex?
- What type of unit do you live in?
- Do you have issues with plumbing, electrical, etc.?
- What do you hear from low-income families and seniors about housing in Tiburon?
- How did you get involved in housing issues?
- Do you live alone?
- Do you feel the Town does enough to support you as a single person?
- What services can the Town provide for seniors to be independent and to have affordable housing?
- Do you have challenges with transportation? Do you drive or take the bus?
- How can local people who aren't very wealthy enjoy their own town and have a range of quality and pricing in food and entertainment?
- What are your thoughts about the inclusion and equity?
- What do you know about recent racist and racial tension incidents? What do you think the Town can do?
- What do you like most about Tiburon? How can we make Tiburon more welcoming?
- What's your sense about issues, concerns regarding service workers?

- What are the challenges in Tiburon? Including personal challenges or challenges other residents might face.
- What should the Town do to address the challenge of less people working in the service industry?
- Is it easy to live in Tiburon as a retiree?
- Any additional comments?

CREATE TIBURON 2040

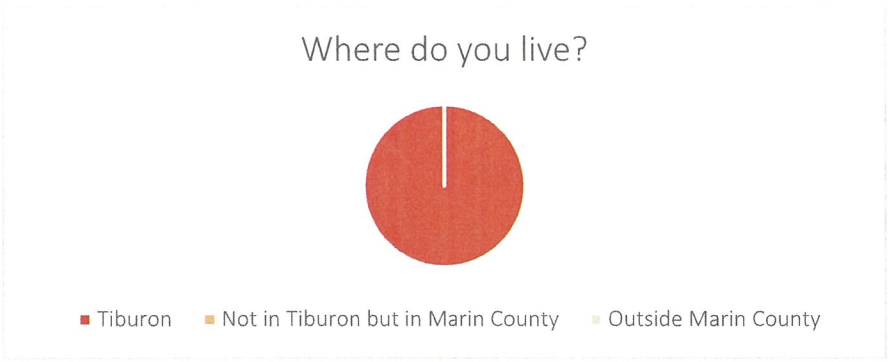
TIBURON GENERAL PLAN UPDATE
Housing and Diversity & Inclusion Elements
Survey Summary: EAH Residents

Community Outreach

Resident experiences with housing play a key role in the Housing Element update and will be used to inform future planning for housing. As part of this effort, specific outreach was conducted at affordable housing developments in Tiburon owned and operated by EAH. This effort aims to collect the housing experiences of residents living in affordable housing developments, many of whom may be underrepresented in traditional outreach processes. In particular, these outreach efforts aimed to gather input from seniors and single women who are head of their household. The data represented here were collected from surveys completed by resident of three senior apartment complexes managed by EAH Housing: Cecilia Place, Bradley House, and Hilarita. Residents at all three sites were also invited to complete a survey about their housing experiences. This report summarizes those survey results. The survey was promoted by EAH staff members are the three properties and also helped organize focus groups on their properties. The survey was available in both English and Spanish. The project team collected a total of 26 completed surveys. Some were completed by residents and submitted anonymously to EAH staff, others were completed by consulting staff who knocked on doors and completed the survey with residents.

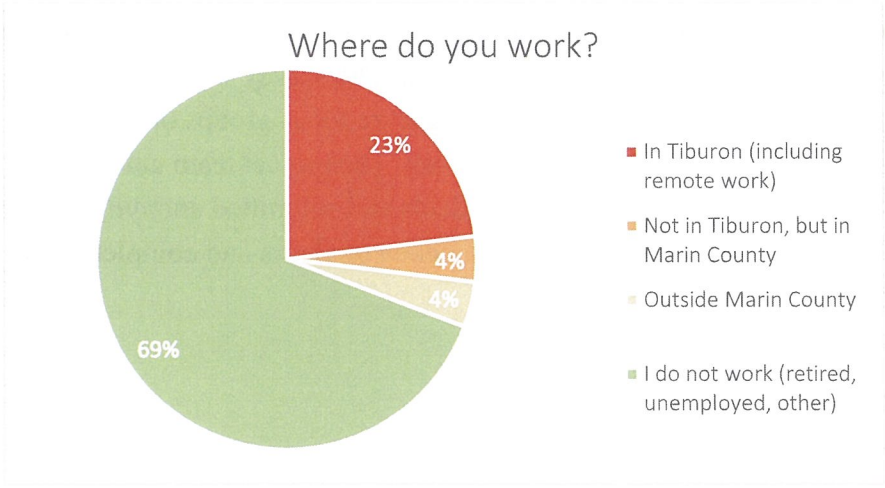
Survey Respondent Demographics

Question 1: Place of Residence



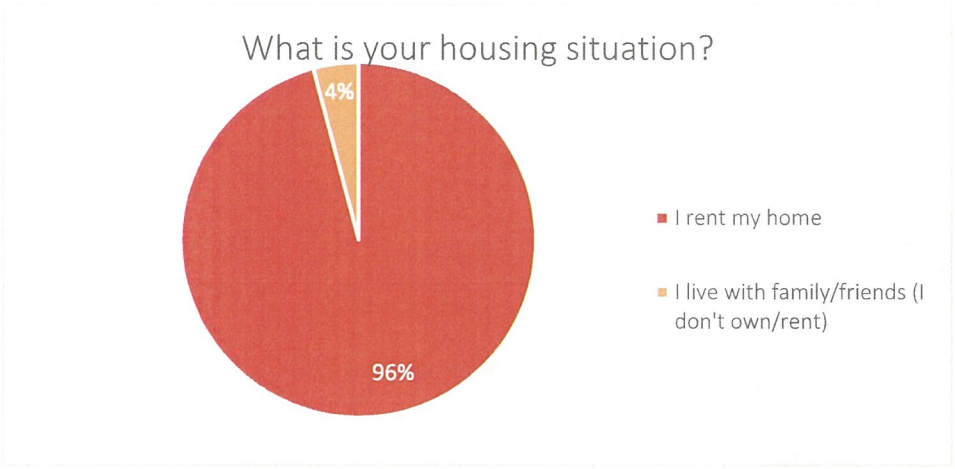
The chart above showcases responses to the question *Where do you live?* All 26 respondents answered this question. Respondents were able to indicate if they lived in Tiburon, lived elsewhere in Marin County, or if they lived outside Marin County. All respondents indicated that they lived in Tiburon.

Question 2: Place of Work



This chart shows respondents' answers to the question *Where do you work?* About 72 percent of respondents stated that they no longer work. About one-fifth of respondents indicated that they work in Tiburon. Only a few individuals responded that they work outside Tiburon.

Question 3: Housing Situation

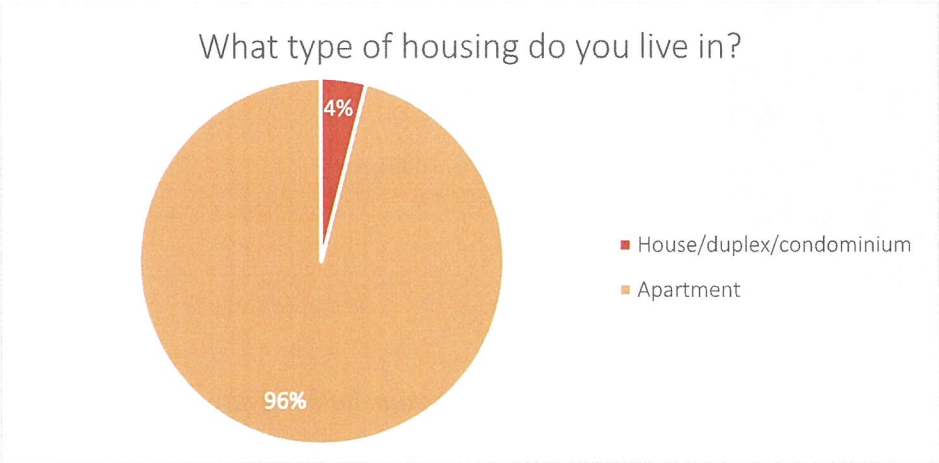


This chart shows respondents' answers to the question *What is your housing situation?* The survey provided four different choices:

- I own my home
- I rent my home
- I live with family/friends (I don't own/rent)
- I do not have permanent housing

Almost all participants stated that they rent their home. Only one respondent indicated that they live with family or friends. Notably, no respondent selected the other two response options.

Question 4: Housing Type of Respondents

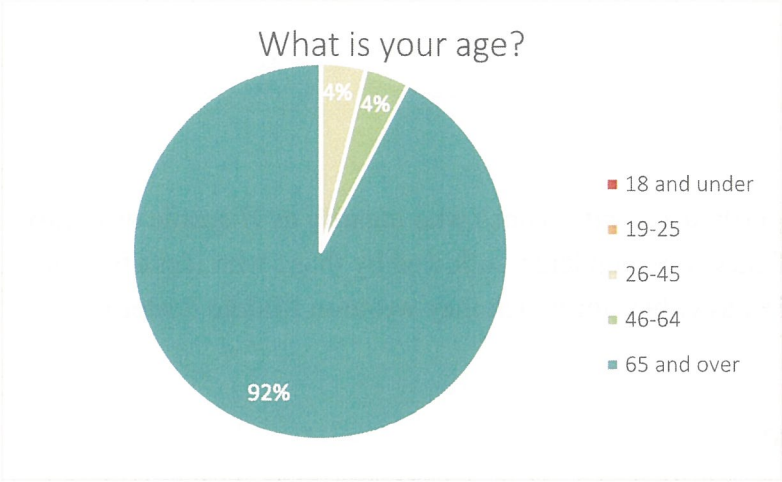


This chart illustrates participants' responses to the question *What type of housing do you live in?* The survey offered the following options:

- House/duplex/condominium
- Apartment
- Accessory dwelling unit
- Mobile home

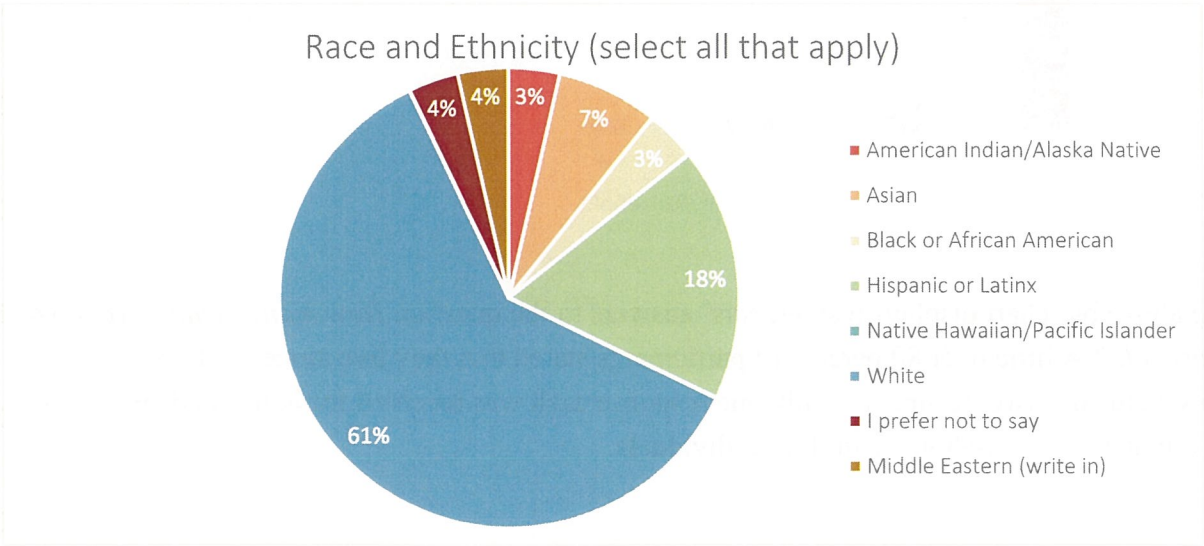
Almost all respondents indicated that they live in an apartment. Only one participant selected *House/duplex/condominium*. No respondent selected the other two response options

Question 5: Age



This chart shows breakdown of the age makeup of survey respondents. Almost all respondents stated that they were 65 or older. One response each was collected for those between the ages of 26-45 and 46-64. No participant was 25 or younger.

Question 6: Race and Ethnicity



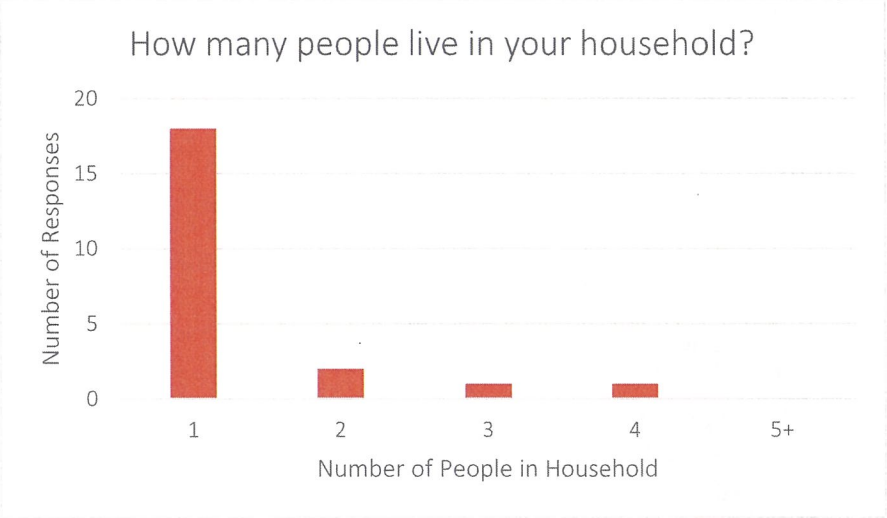
The above chart illustrates the racial and ethnic breakdown of survey respondents. Participants were able to select one or more of the following options:

- American Indian/Alaska Native
- Asian

- Black or African American
- Hispanic or Latinx
- Native Hawaiian/Pacific Islander
- White
- I prefer not to say
- Other: _____

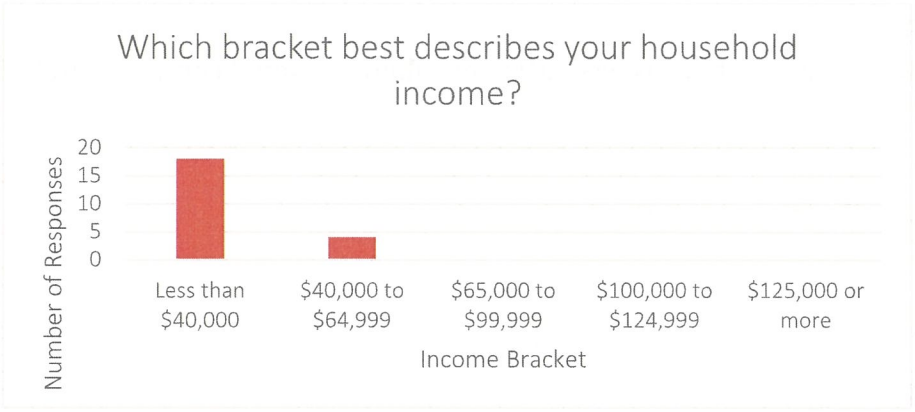
A majority of survey participants identified as white. Those who identify as Hispanic or Latinx make up the second largest group of survey respondents, followed by those who identified as Asian. Only one respondent identified as Other, for which they wrote-in Middle Eastern.

Question 7: Household Size



The above bar chart displays respondents' answers to the question *How many people live in your household?* A little over 80 percent of participants stated that they live alone. Only two households had two occupants. Only one response each was received for households with three individuals and households with four individuals.

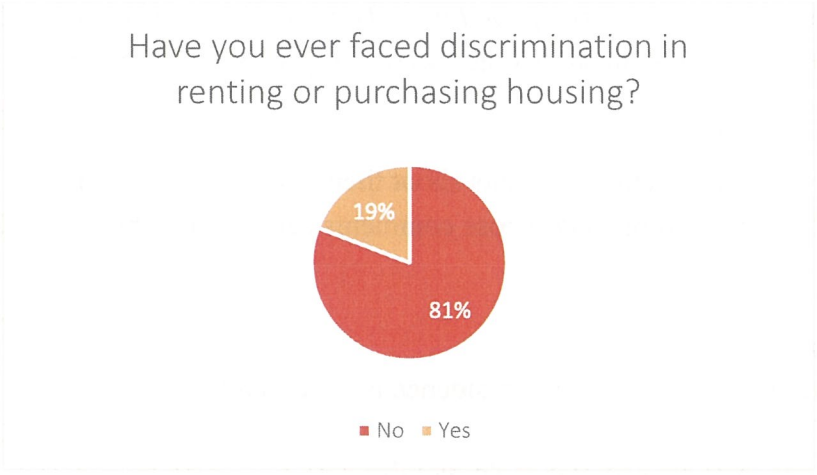
Question 8: Household Income



The above bar chart displays respondents' answers to the question *Which bracket best describes your household income?* All participants indicated that they made less than $65,000, with approximately 80 percent stating that they make less than $40,000.

Respondents' Experiences with Housing

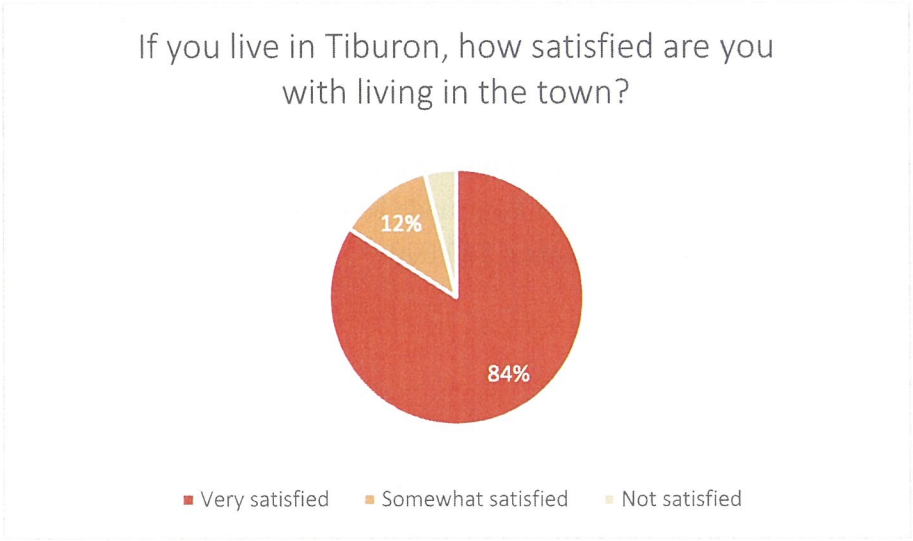
Question 9: Housing Discrimination



The above chart illustrates survey respondents' answer to the question *Have you ever faced discrimination in renting or purchasing housing?* Approximately 20% of respondents stated that they had faced discrimination. Those who had indicated that they had faced discrimination were asked to elaborate; their comments can be seen below:

- In the 1970s, "no kids or pets" in rentals
- Due to my disability our high monthly rent cost are high
- Age
- AT ALL LEVELS
- White owners prefer to rent to white owners, different cultures, cultural conflict, hard to get close

Question 10: Satisfaction Living in Tiburon

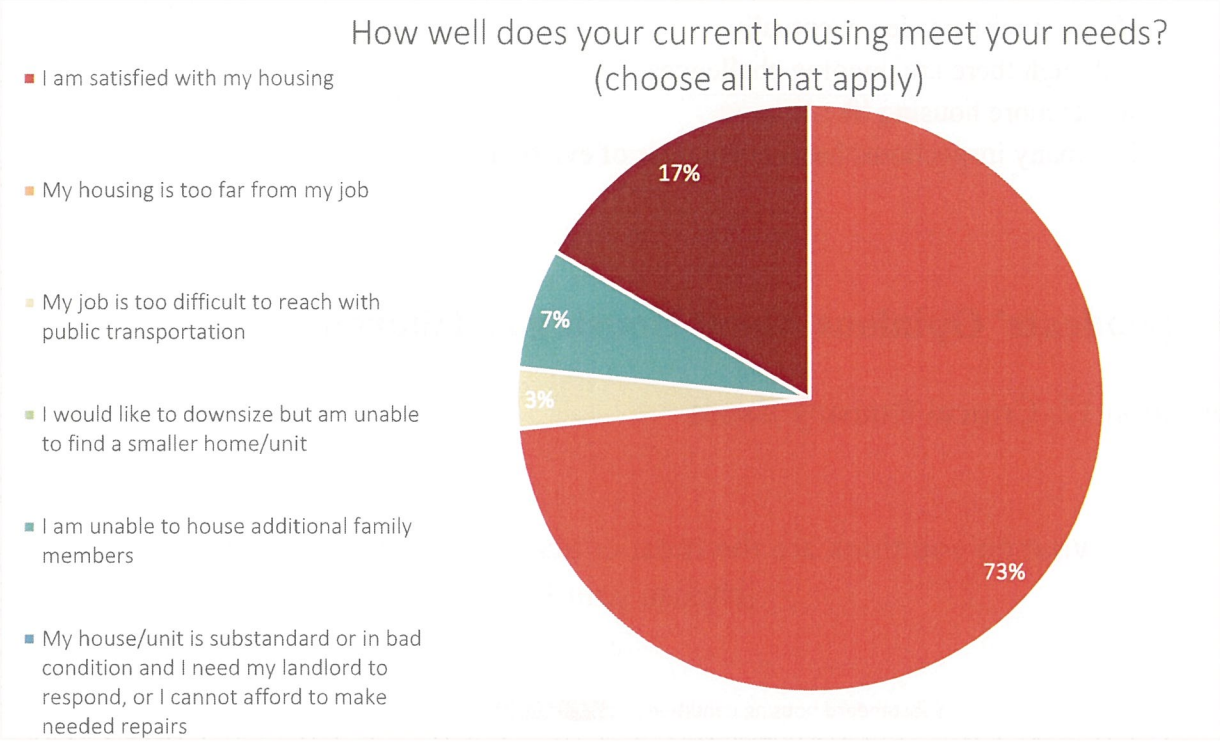


This chart illustrates survey responses to the question *If you live in Tiburon, how satisfied are you with living in the town?* Most respondents stated that they were "very satisfied" with living in Tiburon.

Participants also had the opportunity to share any comments about their experience living in Tiburon. Seven respondents opted to leave comments. Those comments can be found below:

- Love it
- Perfect place to live (for me)
- The city of Tiburon is beautiful. But our place of residence is very small
- Except for the heavy traffic!
- I live at the west edge. I don't visit the town since I'm not driving.
- Would like more affordable
- Worst place I've ever lived in, Hilarita residents are all scared of each other, no sense of community, isolated, no communication, rich v poor, people are bad (e.g. new rich are racist, narrow-minded)

Question 11: Housing Satisfaction



The above chart illustrates responses to the question *How well does your current housing meet your needs?* Participants were able to select all that apply of the following options:

- I am satisfied with my housing
- My housing is too far from my job
- My job is too difficult to reach with public transportation
- I would like to downsize but am unable to find a smaller home/unit
- I am unable to house additional family members
- My house/unit is substandard or in bad condition and I need my landlord to respond, or I cannot afford to make needed repairs

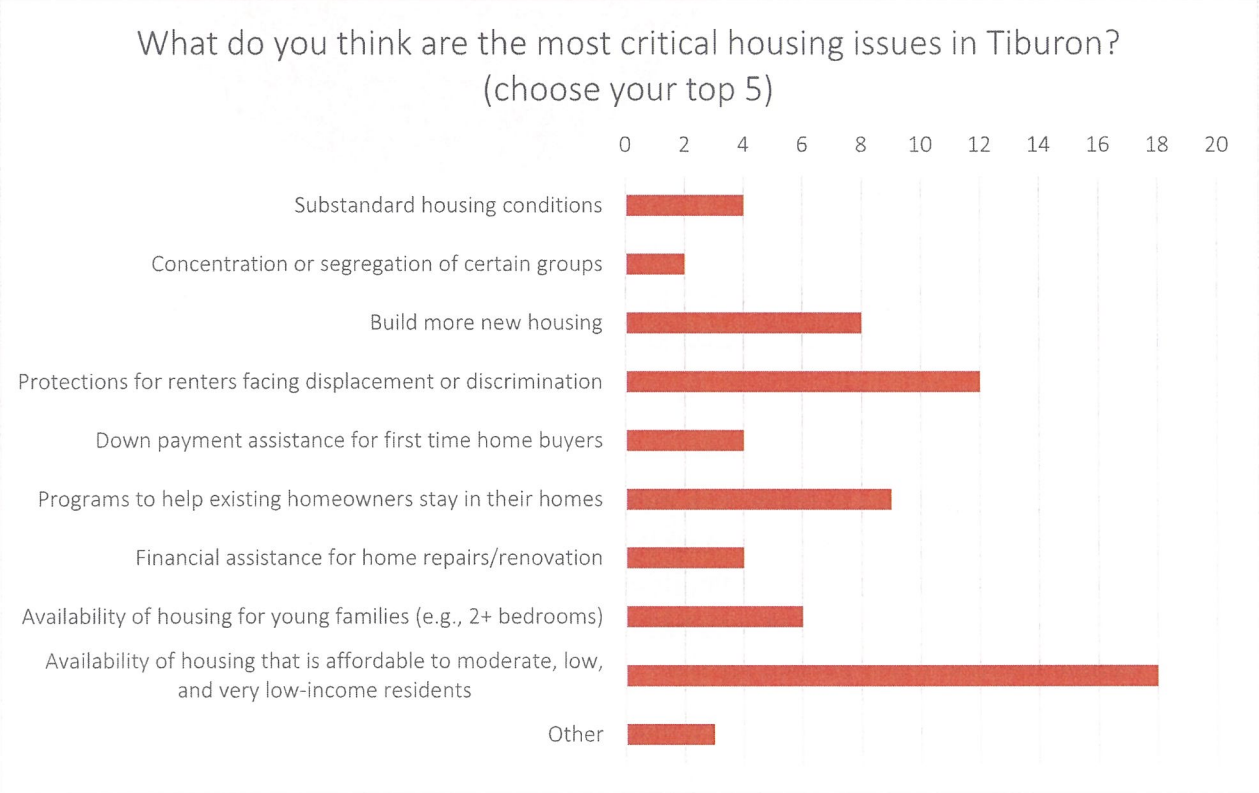
Approximately 72% of responses indicated that respondents were satisfied with their housing. However, some participants noted their inability to house additional family members and difficulties reaching their job using public transit.

Respondents were also able to leave additional comments by selecting *Other*. Five participants chose to leave additional comments. These are the comments:

- 80% meets my needs, 10% doesn't meet senior needs (e.g. laundry inaccessible, hills are steep, two weeks ago everyone had to move cars and elderly had no place to move theirs without having to climb a steep hill)
- Minor repairs needed eventually
- Although there are ongoing challenges
- Wants more housing like Hilarita
- Too many inspections, harassment, fear of eviction

Respondents' Opinions About Housing in Tiburon

Question 12: Critical Housing Issues



The above bar chart illustrates what survey respondents believe are the most critical housing issues in Tiburon. Participants were able to select from the following options:

- Substandard housing conditions
- Concentration or segregation of certain groups
- Build more new housing

- Protections for renters facing displacement or discrimination
- Down payment assistance for first time home buyers
- Programs to help existing homeowners stay in their homes
- Financial assistance for home repairs/renovation
- Availability of housing for young families (e.g., 2+ bedrooms)
- Availability of housing that is affordable to moderate, low, and very low-income residents

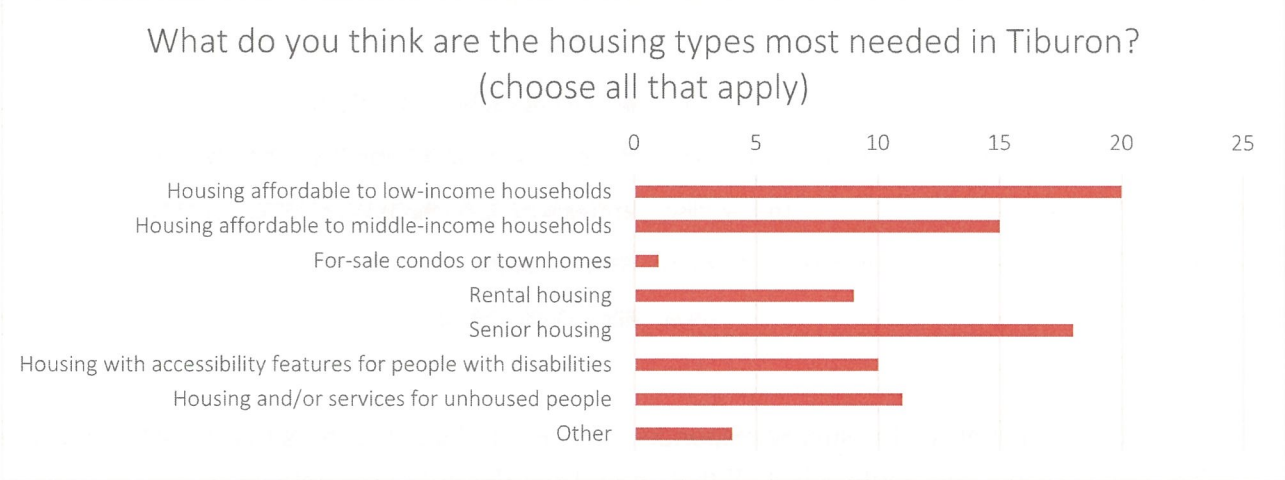
About 68% of respondents believe that **affordable housing** availability was a top concern. Other top concerns include renter protections, programs to prevent homeowner displacement, and the construction of new housing.

Respondents were also able to leave additional comments by selecting *Other*. Three participants chose to leave additional comments. Those comments can be found below:

- Programs to assist people, build more new affordable housing
- I don't know
- My wife and I really want to move into 2 or 3 bedroom apartment

NOTE: Although the question said to "choose your top 5," some respondents selected more than five choices. No responses were removed from the analysis.

Question 13: Housing Types



The above bar chart illustrates which housing types survey participants believe are most needed in Tiburon. Respondents were able to choose all that apply from the following options:

- Housing affordable to low-income households

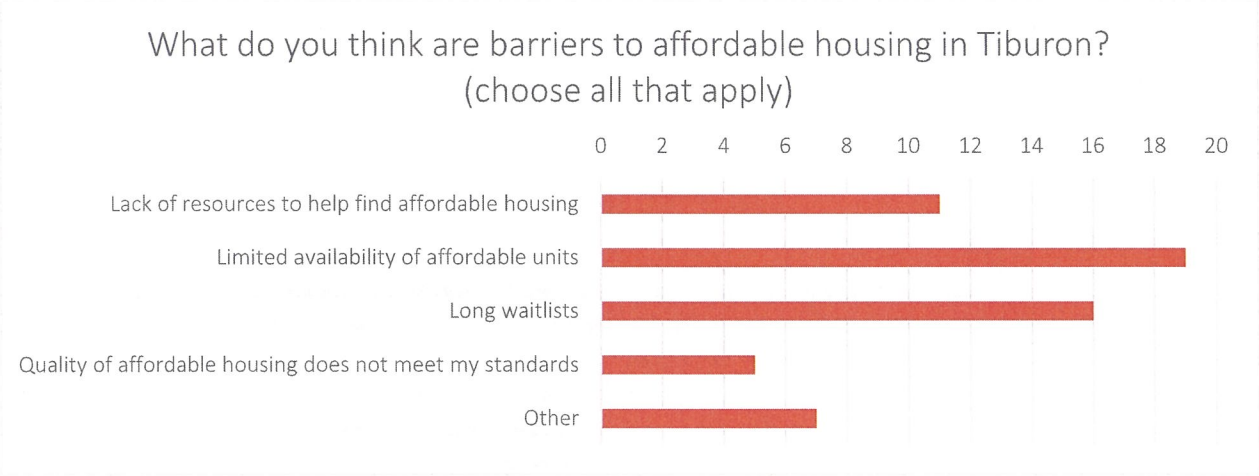
- Housing affordable to middle-income households
- For-sale condos or townhomes
- Rental housing
- Senior housing
- Housing with accessibility features for people with disabilities
- Housing and/or services for unhoused people

Approximately 86% of participants believe that **housing affordable to low-income households** is most-needed In Tiburon, followed by senior housing and housing affordable to middle-income households.

Respondents were also able to leave additional comments by selecting *Other*. Four participants chose to leave additional comments. Those comments can be found below:

- For everyone
- Would support for-sale condos or townhomes if affordable
- I don't know
- ?

Question 14: Affordable Housing Barriers



This bar chart illustrates what survey respondents believe to be the barriers to affordable housing in Tiburon. Respondents could select all that apply from the following options:

- Lack of resources to help find affordable housing
- Limited availability of affordable units
- Long waitlists
- Quality of affordable housing does not meet my standards

Almost 86% of respondents believe that the limited availability of affordable housing units is a barrier to affordable housing in Tiburon, followed by long waitlists and a lack of resources to help those looking for affordable housing.

Respondents were also able to leave additional comments by selecting *Other*. Seven participants chose to leave additional comments. Those comments can be found below:

- 3-5 year wait, Not a lot of land, rental units, government needs to build housing that's affordable
- The people and the government, Town government doesn't care about low-income residents
- I'm sorry, but I haven't been paying attention to all this.
- City plan in advance rather wait years to look into it
- ?
- NIMBY
- Too much paperwork

Question 15: Additional Comments

Following the survey, participants had the opportunity to add any additional comments about housing in Tiburon and their experience living in the town. Seven participants chose to leave additional comments. These comments can be found below:

- SF has big homeless problem, when traveling in Europe there weren't a lot of homeless, housing in US is too expensive and is a big problem
- Upgrades to Hilarita are needed
- Please give us a low rent for 2- or 3-bedroom apartment due to the small size of our residence, as well as the various illnesses of my wife and I our current location needs to be repaired
- I don't know enough about the housing situation in Tiburon to comment, but standard rental prices are incredibly high as I understand it
- Should be more low-income housing, "Give people a chance"
- Scared of getting harassed by police, feels like Tiburon is like "Nazi Germany", feels unsafe going to downtown
- New growth brings congestion to a small community like Tiburon

CREATE TIBURON 2040

TIBURON GENERAL PLAN UPDATE

Housing and Diversity & Inclusion Elements
Focus Group Summary: Local Employees

As part of the efforts to update the General Plan, including the Housing Element, The Town of Tiburon has been conducting community outreach to engage with a wide range of residents and employees about their experience with housing. The recent work, summarized in the present memo, has focused on employees, especially essential workers, many of whom may be underrepresented in traditional outreach and engagement processes.

This memo summarizes the findings from three focus group conversations that took place in June of 2022. Consultant staff worked closely with local Tiburon businesses and the chamber of commerce to identify employees who were willing and available for an interview either as a focus group or individually. The chamber of commerce's leadership staff member has been critical to the outreach efforts, helping connect to employers, facilitating the coordination, and supporting the focus groups on site at the businesses.

The methodology for these focus groups was to have a fairly informal discussion about housing and working in Tiburon, centered on a few key simple questions: What has been your experience with working in Tiburon? What is working for you and your family with regard to housing? What is your experience commuting to your job in Tiburon? Would you live in Tiburon if you had the opportunity? Lastly, there were questions for a smaller discussion about diversity, equity, and inclusion in Tiburon in an effort to also inform the work of the Diversity Inclusion Task Force and the development of the Equity, Diversity, and Inclusion Element for the General Plan Update. The questions centered on participants' experiences as employees in town; their experiences regarding the sense of welcoming from the Tiburon community; and experiences and perceptions of racial discrimination, both interpersonal and systemic, as in the case of police interactions. Included in the discussion were questions about what residents' recommendations would be for improving equity and the sense of welcoming in Tiburon. The full list of questions can be found at the end of the memorandum.

All respondents live outside of Tiburon and commute from communities throughout Marin County and from the East Bay (one interviewee had lived in Tiburon years ago, having the opportunity to live with his in-laws in town). Many of the East Bay residents talked about having lived in Marin County in the past, but were forced to move to communities like Richmond and Fairfield to find bigger homes for their growing families. Others moved from San Rafael's Canal neighborhood to places like Novato due to the rising cost of housing. Coming from other communities but working in Tiburon, participants talked about their housing and transportation challenges. These included living with extended family in small one-bedroom apartments, where the living is one family's bedroom space. Others talked about their long commutes that can be an hour-and-a-half. Some respondents described the challenges with public transit, and the issues of reliability, timeliness, and having to use multiple busses.

There was a range of experiences among respondents. Most notably, there was a stark contrast between employees who had more recently arrived in Tiburon and to the United States and those employees who had been working in some Tiburon businesses for decades. In the case of the latter, a few described their path to homeownership (or co-ownership) in the East Bay. They described having started in a small apartment and working and saving their way to buy a home, only to find that they had to buy outside of Marin County to afford a home in their price range. When asked if they would be interested in moving to Tiburon if there was affordable housing, renter respondents said they would. Homeowners explained that they wouldn't give up the space in their current East Bay homes for the small homes they might be able to afford in Tiburon. All respondents said they thought the Town is a beautiful, peaceful, and safe place to live, with presumably excellent schools and opportunities for their children. These discussions were informative and may be helpful in planning for and management of forthcoming affordable housing; using the findings of the focus groups as an opportunity to synthesize a range of cautionary tales and best practices for workforce housing in services, maintenance, design, and architecture (centering accessibility).

Unlike previous focus groups, some demographic information was requested of focus group participants, although respondents were made aware that they were free to not respond if they so chose. There were 15 participants in total, ages ranging from 18 to 60 years. All participants were Latinos from various Latin American countries, and as noted earlier, with a wide range of time living in the US, from a couple of years to three decades. All but one of the interviews were conducted in Spanish. Nearly all respondents arrived in Marin County or Tiburon through a family or friend connection; often a sibling or a cousin was living in the area and offered them a place to live and support in finding work. Two respondents in fact were cousins living in the same apartment.

Of the participants five were women and ten were men. Initially envisioned as interviews to be conducted in multiple focus groups, the context of service employment required that some of the interviews be conducted as individual interviews and one focus group interview. In fact, one of the interviews had to be conducted in the kitchen while the respondent worked the lunch shift. All respondents were on the clock during the 20-60 minute interviews. The respondents were assured anonymity, and it was explained that there was no direct benefit to them in participating and that their comments were to help the Town develop policies and practices in housing as well as equity, diversity, and inclusion.

Below is a summary review of several key questions that were asked in the focus groups. Provided here are highlights of the discussions and many of the key learning points gathered from the interviews and focus group conversations.

How long have you been working in Tiburon? Where were you working before?

Focus group participants have worked in Tiburon for a range of years. Many participants had only worked in Tiburon for two to three years. Some had worked in Tiburon for longer periods, ranging from seven to 11 years. One participant had been working at the same business since they first immigrated to the US almost 30 years ago. Another worker stated that they had been working in Tiburon for about 36 years. All participants worked in the service industry, working as a restaurant host, waiter, hotel housekeeper, hotel maintenance, or hotel clerk. While for one participant their current position was their first job, other participants had worked other service jobs throughout Marin in the past, including other restaurants in Mill Valley, San Rafael, and Sausalito. Only a few participants had previous jobs outside of Marin, mostly in service sector jobs in East Bay communities like Oakland. One participant noted that they work two jobs in Tiburon, working 12-hour days every week. Another supplemented his income with an informal car resale business, noting that was the only way he could make ends meet.

Where are you from originally?

All focus group participants identified as Latino, having immigrated to the United States from Guatemala, Mexico, and one from Brazil. It's important to note that there were respondents who more accurately would identify as indigenous and whose first language is not Spanish. In coordinating the interviews there was some consideration for whether there would be a need for a translator for consulting staff to more comfortably communicate with some employees. In the end, the employees indicated that their Spanish was strong for the interviews. However, consulting staff noticed that while the communication was fair, the use of a translator in a smaller focus group would be a more productive method for engaging some indigenous language speaking respondents. The length of residency in the United States varied; some participants were recent immigrants, having moved to the United States in the last five years, others were long-term US residents, having moved to the country as long as 30 years ago.

What is your housing situation? How do you get to work?

While most focus group participants had lived in Marin at some point, many have had to move to other Bay Area communities due to Marin's high cost of living. A number of participants live in apartments in the Canal neighborhood of San Rafael. They share small one- and two-bedroom apartments with other families, often with up to five people in a studio. Rents can cost up to $2,000. One participant lives with their family in the Canal in San Rafael. They rent a house for approximately $3,800 per month. From San Rafael, it takes this participant about 25 minutes to reach their job in Tiburon by car. They park in town at a cost of $5 per day. However, with their landlord looking to sell the house, the participant and their family are in the process of searching for new housing, looking to more affordable housing in the East Bay or in other parts of the North Bay (possibly Sonoma County).

Another participant used to live in Larkspur, where their wife and kids rented a one-bedroom apartment for approximately $1,275 per month. However, over the course of three years, their rent increased to $1,975, forcing them to leave Marin. This participant used all their savings to buy a house in Fairfield, where they have a four-bedroom house. To work in Marin, they drive over 40 minutes one-way.

Another Tiburon worker drives from Rohnert Park to work in Tiburon. To get to work on time, they leave at 5am so that they can avoid traffic.

Another participant used to live in San Rafael, where they paid about $3,000 per month for an older two-bedroom apartment in a neighborhood with violence issues. Now, they live in Novato in a two-bedroom apartment with their sibling's family. They split the cheaper $2,100 rent. Because they do not own a car, this participant walks to the bus stop at the Highway 101 stop in Novato, they then get off at the Seminary Park and Ride lot, walks over the freeway overpass to reach a different bus, and takes Golden Gate Transit to reach Tiburon. This trip usually takes an hour and a half , although sometimes the scheduling changes or busses don't arrive, causing them to experience long wait times.



"[Tiburon] está muy 'safe.'"

One Tiburon worker lives with their spouse and two children in Richmond. Even in Richmond, they have seen the cost-of-living rise over eight years, with rent going from $750 to $1,800 for a two-room duplex. To work in Tiburon, they spend 40 minutes commuting one-way. Bridge tolls at $7 per day and rising gas prices also bring extra burdensome costs.

Another Richmond resident also lives with their spouse and children in Richmond. There, they own their own house, having bought the house in 2000 and paying $3,000 for the mortgage.

Another Tiburon worker lives in the unincorporated community of Rodeo, where they live with their spouse and child. After moving around and renting apartments in San Rafael and Novato, they opted to buy a house in Rodeo, where they pay a $2,300 mortgage. Like with other East Bay residents, this 45-minute drive brings other costs as well, including bridge tolls and gas prices. However, this participant added that they work every day of the week.

It is important to note that the interviews did not include a deep exploration of homeownership process and experiences, but the homeownership experiences noted in this summary don't provide a full context for how some respondent came to own their home; in some instances, it was by marrying a homeowner, for example, or buying a home in partnership with family members. The full context can provide a more accurate sense for the possibilities and paths for homeownership. In only very few cases were respondents able to purchase a home more conventionally. The summary should not give the impression that it is as accessible as it might seem to buy a home in the East Bay for service workers in Tiburon.

"It's like a gold mine here."

If you had the opportunity to, would you live in Tiburon?

If given the opportunity, all participants expressed that they would live in Tiburon, even if it were an apartment or another form of rental housing. Many participants noted that the maximum that they would pay to live in Tiburon was around $2,000 per month. Many cited Tiburon's safety as a driving factor. However, some participants who owned homes said that they would be conflicted between moving into a smaller rental unit, especially if they had families.

"…an apartment with two bedrooms with three [people] in each bedroom and in the hall another two.

What have you heard about the housing situation of your colleagues who also work in Tiburon?

Most participants noted that their colleagues face similar housing challenges. Because they cannot afford to live in Tiburon as service workers, many live with family members in other communities far from their workplace. Often, this means sharing rooms or sharing apartments.

How can Tiburon support its workers?

Most participants noted that they do not come to Tiburon for reasons other than to work. For workers who live far from Tiburon, the town is often inaccessible and hard to reach; it is far, and the gas and toll costs are deterrents, especially when other, cheaper, more interesting day-trip options are more accessible. The Town was also viewed as expensive compared to other places; restaurants, parking, and desserts came up as examples. Younger participants also noted that young people do not hang out in Tiburon, often preferring to go to surrounding communities. Improving access and transportation to Tiburon was a common theme from participants for how it might be more accessible.

One participant noted that cities like Santa Cruz and Reno, although farther, were more attractive cities to visit than Tiburon. They added that Tiburon does not have many attractions that make it worth visiting. Another participant cited Napa and Berkeley as other, more appealing cities.

Although most participants did not come to recreate, two participants noted that they do come to Tiburon with their families to visit local restaurants and parks. One participant recalled that they were invited by a local manager to visit a new restaurant that they enjoyed so much that their family keeps coming back.

How can Tiburon be a more welcoming place?

Focus group attendees were also made aware of the Town's diversity, equity, and inclusion efforts and its incorporation in the General Plan through a separate Diversity Element. This was especially important in the context of recent racial incidents that occurred in Tiburon.

Remarkably, and much to the credit of the police department and Town residents, participants reported that they had not had any personal negative incidents with police or Town residents. A few respondents commented on some instances of negative police behavior several years ago but notied that in recent years they had not heard of any issues among their peers who work in Tiburon. Nearly universally, respondents said that police have treated them fairly, professionally, and respectfully, often letting them go with a warning when they could have easily given them a ticket. They perceive a respect from police for local employees, something the greatly appreciate, especially as compared to police interactions with communities in other cities of the Bay Area.

Some noted that they had heard about negative incidents, including the Yema incident. One participant mentioned that they had been pulled over a few times. Another participant recalled a positive experience where the police helped their sibling when they were having car issues. They did note that they were aware that a police interaction has the potential for serious consequences as they can use their weapons. Some did share that they heard the police can be more "authoritarian" with Latinos than with white residents, but none of the respondents had a personal experience with that.

The question of having a town with a sense of inclusive belonging and a welcoming spirit was one to which most respondents has not given much thought. Unsurprisingly, for them Tiburon seems to be just the place where they work and where they have some work friends and acquaintances (employees in other nearby businesses), but not a place where they could feel a part of the community. Of course, this sense of service workers, especially immigrant workers, being made invisible is not at all unique to the Tiburon. The challenge of creating a more inclusive and welcoming town requires a long-term plan in partnership with employees and learning best practices from similar communities who have been successful in building a more inclusive sense of communities.

Participants did express concerns regarding the sense of belonging in Tiburon, noting that some people intentionally give you a negative look or simply ignore you when you greet them. One participant specified that although locals tend to be nice, it is often tourists who can be rude and seemingly racist. That respondent conjectured that those tourists were from parts of the country with deeply racists attitudes. Another participant said that in their experience it tended to be younger people who were rude, and potentially driven by racism, than older folks.

> "But in the back of my mind, I was like, 'this is not where I'm supposed to be' in my head."

The interviewees all seemed sincere and eager to collaborate in the project to support efforts in housing and equity. All seemed to have the powerful drive and sense of hope shared by immigrants, making them appreciative of the opportunity to work and make money, to live, to save, and send money to their families. It often took a bit to have them suspend that lens and look more closely at facts related to their housing and transportation challenges. This led to honest and forthcoming discussions about the problems and challenges they faced with their housing and commuting. Seemingly all participants expressed pros and cons in describing

their individual housing experiences, housing in general for the Town, and the quality of life and experiences of working in Tiburon. Across the board, they all expressed sincere appreciation for the opportunity, noting they had never been approached by the Town in such a partnership and community engagement way.

Focus Group Questions:

- How long have you been working in Tiburon? Where did you work before?
- Where are you from originally?
- Where do you live now? Where did you live prior? What is your housing situation like? (i.e. number of people, type of housing, costs)
- How do you get to Tiburon? How long does it take?
- If you had the opportunity to, would you live in Tiburon?
- What is the most you could pay if you had the opportunity to live in Tiburon?
- What have you heard about the housing situation of your colleagues?
- How can the Town continue to support its workers?
- Do you visit Tiburon or do you only come here to work?
- Any thoughts on how to make Tiburon more inviting and supportive of its workers?
- How do you perceive the interaction between the police, workers, and the Latino community in Tiburon?

CREATE TIBURON 2040

TIBURON GENERAL PLAN UPDATE

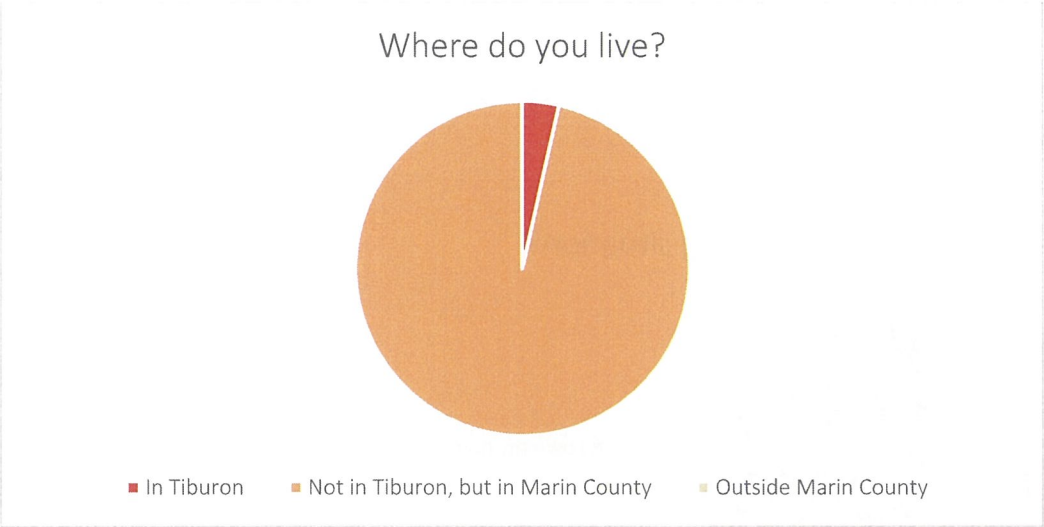
Housing and Diversity & Inclusion Elements
Focus Group Survey: Local Employees

In addition to current and future residents, another key demographic category for informing the Housing Element are local employees. Ideally, local employees would have the option of living near their place of employment. However, Marin County has had major challenges in providing a range of housing accessible to low- and middle-income workers. Current efforts in Tiburon to update the Housing Element and align to State guidelines for affordable housing have included community outreach to various constituency groups. As part of these effort, specific outreach was conducted among service worker employees in Tiburon at local restaurants and hotels. This effort aims to collect information regarding housing experiences of employees working in Tiburon who could potentially benefit from future affordable housing development efforts as well as efforts to make the Town more equitable, diverse, and inclusive. The focused outreach sought to collect information from employees who may otherwise be underrepresented in traditional outreach and engagement processes.

The outreach efforts aimed to gather survey responses from service employees who are presumably low-wage workers, who likely have long commutes to Tiburon, and whose housing burden is significant. The survey intended to collect key data to provide a sample profile of Tiburon service sector employees. The data represented here were collected from surveys completed by a range of Tiburon employees with the support of the chamber of commerce leadership who helped distribute the hardcopy surveys to business owners and managers of local businesses. The survey was available in both English and Spanish and responses were submitted in both languages. The consultant staff member collected a total of 30 completed surveys.

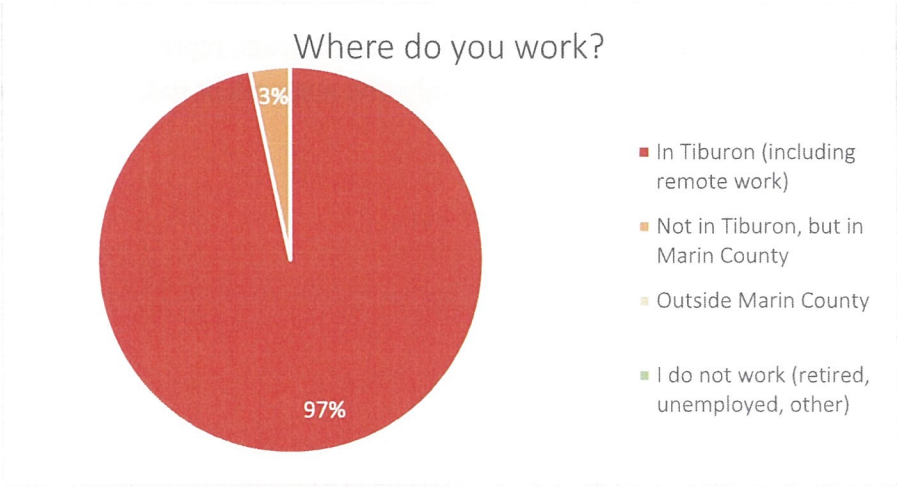
Survey Respondent Demographics

Question 1: Place of Residence



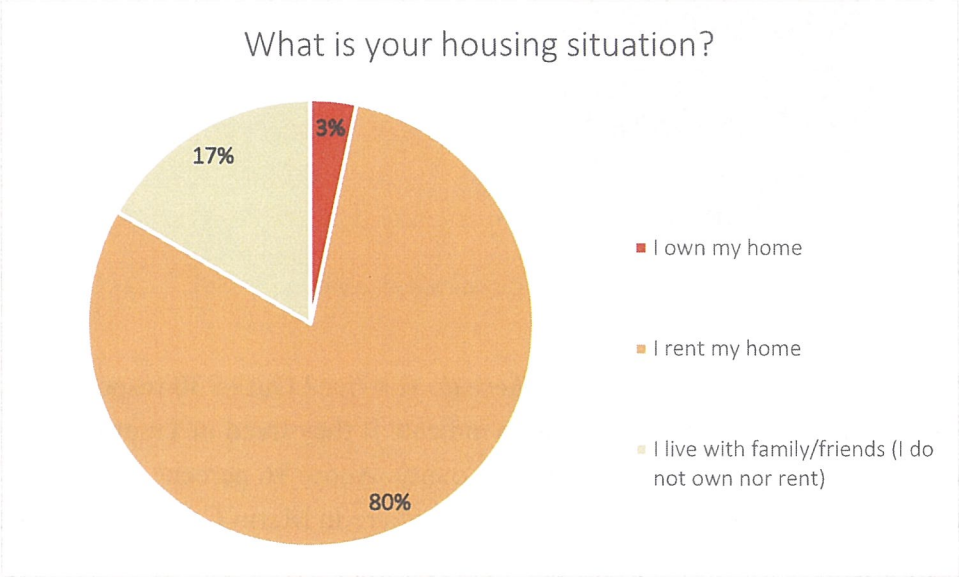
The chart above showcases responses to the question *Where do you live?* Out of 30 respondents, only 28 answered this question. Respondents were able to indicate if they lived in Tiburon, lived elsewhere in Marin County, or if they lived outside Marin County. About 96 percent of respondents said that they did not live in Tiburon but lived elsewhere in Marin County. Only one respondent said that they lived in Tiburon.

Question 2: Place of Work



This chart shows respondents' answers to the question *Where do you work?* That vast majority or respondents, at 97 percent, said that they work in Tiburon. Only one respondent said that they work elsewhere in Marin County.

Question 3: Housing Situation

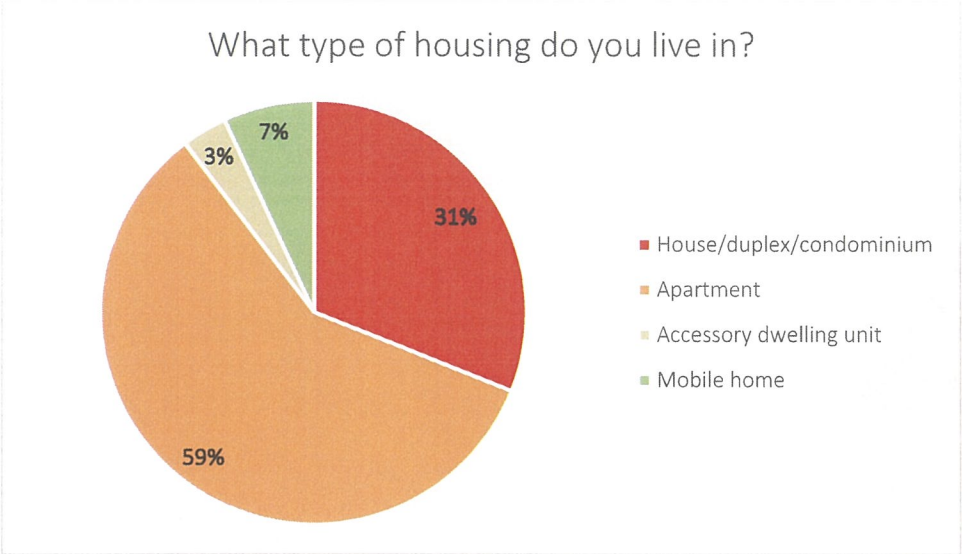


This chart shows respondents' answers to the question *What is your housing situation?* The survey provided four different choices:

- I own my home
- I rent my home
- I live with family/friends (I don't own/rent)
- I do not have permanent housing

Almost 80 percent of participants stated that they rent their housing. Five respondents, representing approximately 17 percent, said that they live with family or friends. Only one respondent indicated that they own their home.

Question 4: Housing Type of Respondents

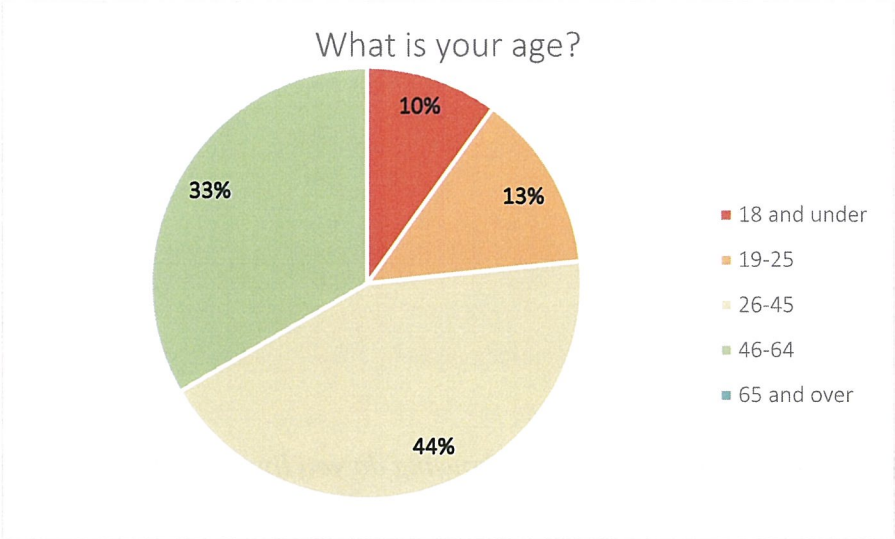


This chart illustrates participants' responses to the question *What type of housing do you live in?* The survey offered the following options:

- House/duplex/condominium
- Apartment
- Accessory dwelling unit (ADU)
- Mobile home

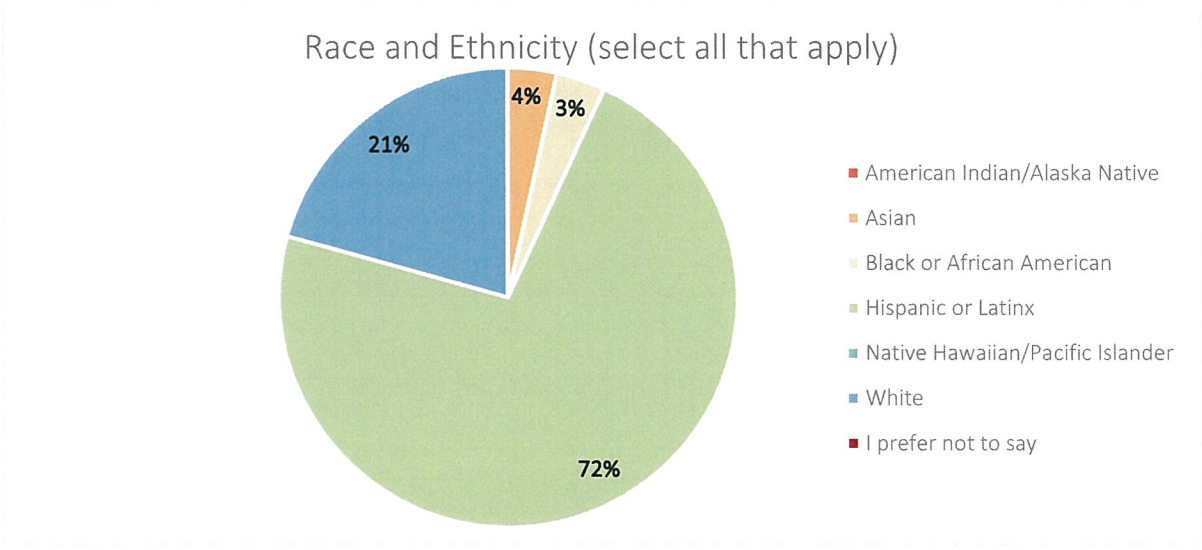
Over half of all respondents said that they live in an apartment. Approximately one-third selected *House/duplex/condominium*. Two respondents stated that they lived in mobile homes. Only one respondent lives in an ADU.

Question 5: Age



This chart shows the diverse age composition of survey respondents. Approximately 44 percent of participants were between the ages of 26 and 45. Almost one-third of respondents were between the ages of 46 and 64. Four respondents said that they were between the ages of 19 and 25. Three participants indicated that they were under the age of 18. No participant was 65 years of older.

Question 6: Race and Ethnicity

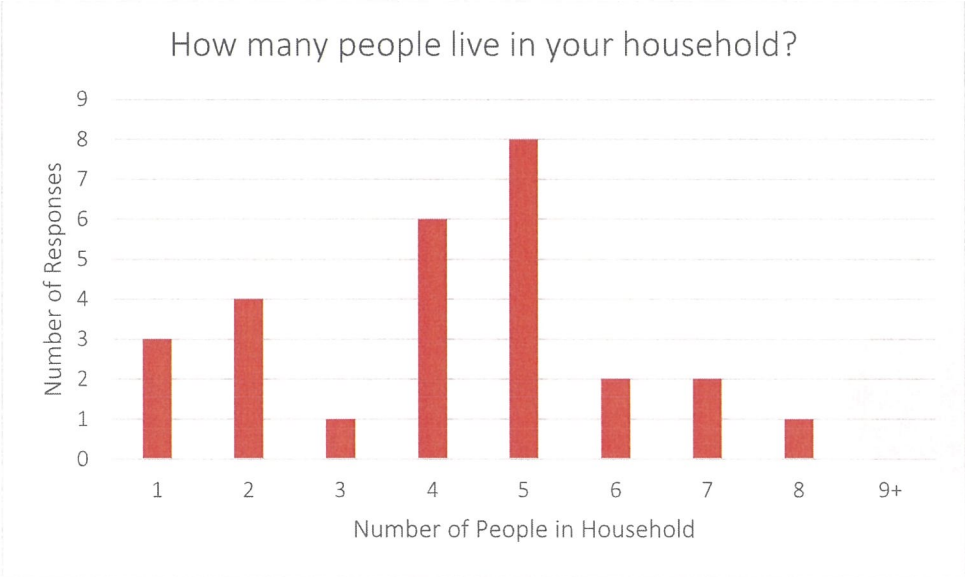


The above chart illustrates the diverse racial and ethnic breakdown of survey respondents. Participants were able to select one or more of the following options:

- American Indian/Alaska Native
- Asian
- Black or African American
- Hispanic or Latinx
- Native Hawaiian/Pacific Islander
- White
- I prefer not to say
- Other: _____

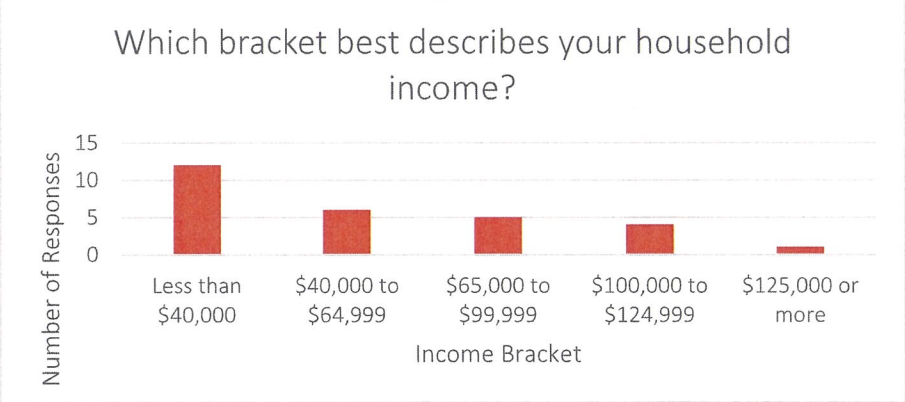
Almost three-quarters of survey participants identified as Hispanic or Latinx. Those who identify as white make up the second largest group of survey respondents at 21 percent. Only two participants selected one of the remaining options – one for Black / African American and one for Asian respectively.

Question 7: Household Size



The above bar chart displays respondents' answers to the question *How many people live in your household?* Almost half of the respondents had four or five individuals living in their home. Eight respondents had less than four people in their household. Notably, five households had six or more people, although none had more than eight.

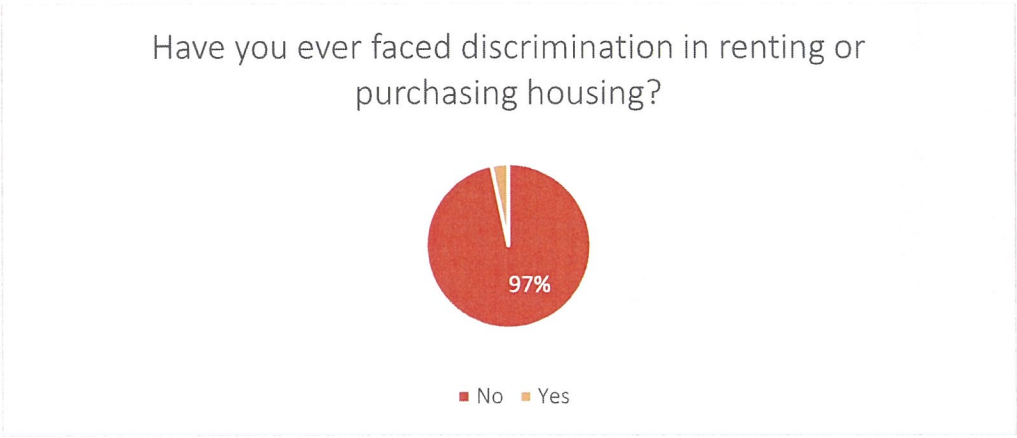
Question 8: Household Income



The above bar chart displays respondents' answers to the question *Which bracket best describes your household income?* Approximately 43 percent of respondents indicated that they make less than $40,000 annually. Only one respondent said that they have an income of $125,000 or greater.

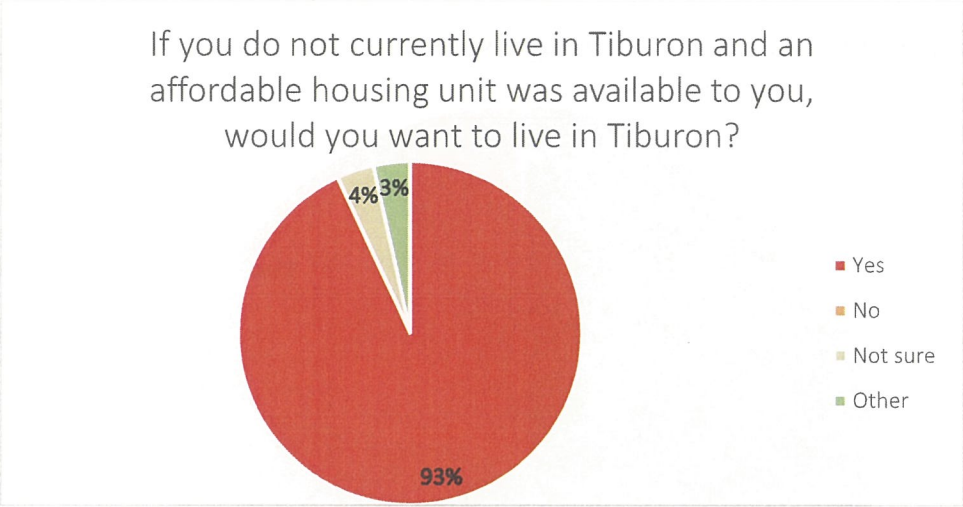
Respondents' Experiences with Housing

Question 9: Housing Discrimination



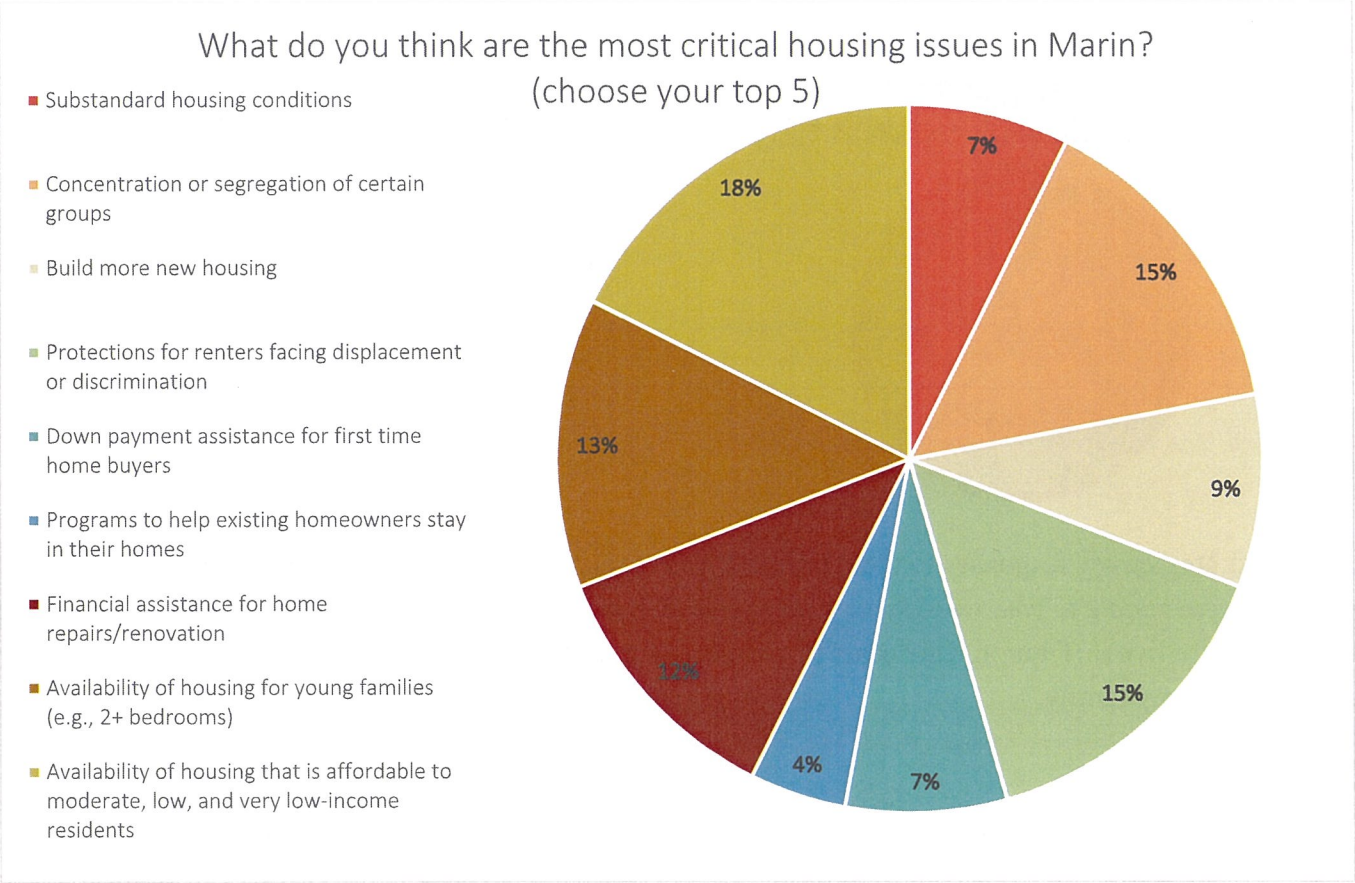
The above chart illustrates survey respondents' answer to the question *Have you ever faced discrimination in renting or purchasing housing?* Only one participant indicated that they had experienced housing discrimination; however, they did not elaborate.

Question 10: Satisfaction Living in Tiburon



This chart illustrates survey responses to the question *If you do not currently live in Tiburon and an affordable housing unit was available to you, would you want to live in Tiburon?* Out of 29 respondents, only one said that they did not want to live in Tiburon. One other respondent said that they were not sure, leaving a comment saying, "I live with my family."

Question 11: Housing Issues



The above chart illustrates responses to the question *What do you think are the most critical housing issues in Marin?* Participants were able to select their top five of the following options:

- Substandard housing conditions
- Concentration or segregation of certain groups
- Build more new housing
- Protections for renters facing displacement or discrimination
- Down payment assistance for first time home buyers
- Programs to help existing homeowners stay in their homes
- Financial assistance for home repairs/renovation
- Availability of housing for young families (e.g., 2+ bedrooms)
- Availability of housing that is affordable to moderate, low, and very low-income residents

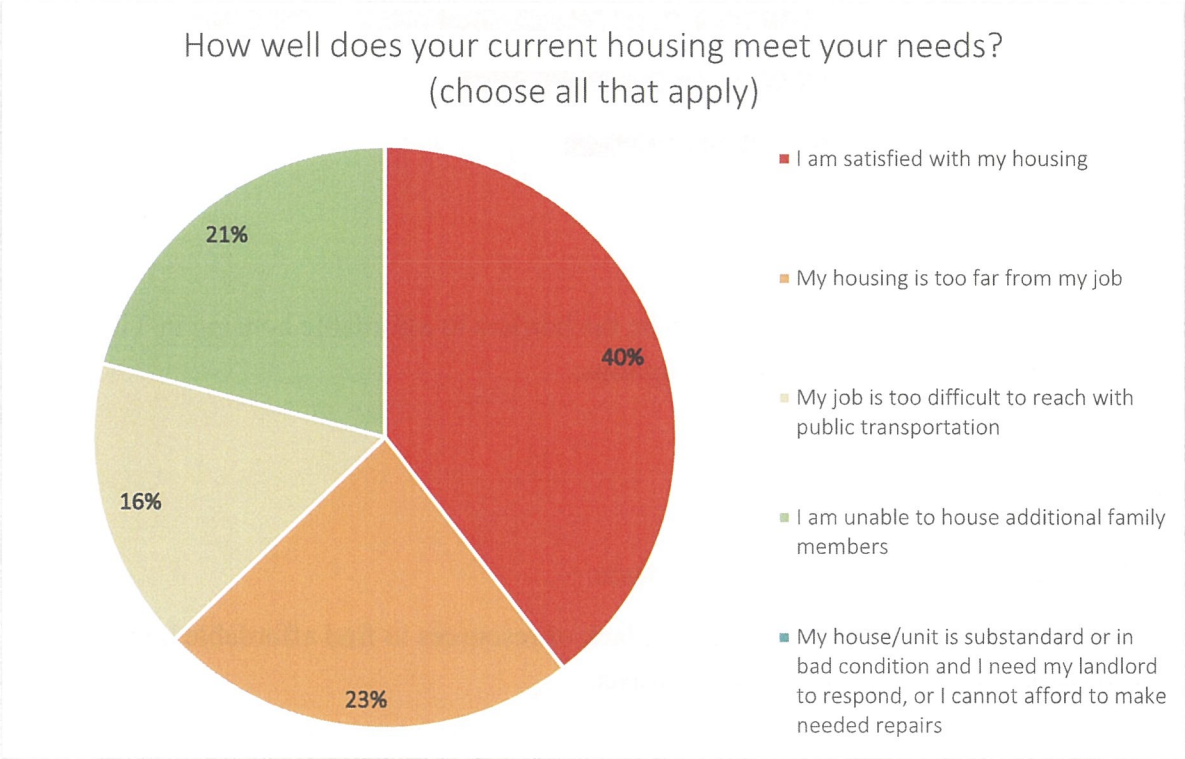
Top issues include availability of affordable housing, segregation, and protections against displacement and discrimination. Housing for young families and financial assistance for home repairs and renovations were other key issues.

Respondents were also able to leave additional comments by selecting *Other*. Two participants chose to leave additional comments:

- "Super high rents"
- "I'm not sure"

Respondents' Opinions About Housing in Tiburon

Question 12: Satisfaction with Current Housing

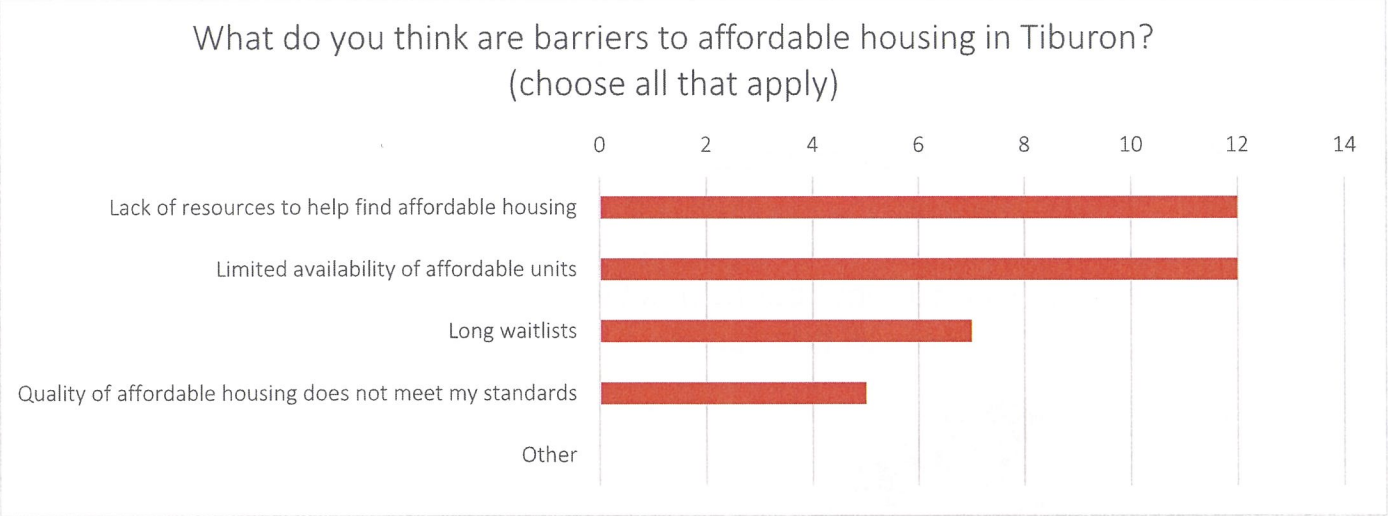


The above bar chart illustrates how survey respondents feel about their current housing. Participants were able to select from the following options:

- I am satisfied with my housing
- My housing is too far from my job
- My job is too difficult to reach with public transportation
- I am unable to house additional family members
- My house/unit is substandard or in bad condition and I need my landlord to respond, or I cannot afford to make needed repairs

About 40 percent of respondents indicated that they were satisfied with their housing. Between one-fifth and a quarter of participants also noted long commutes and lack of public transportation as notable housing issues. No respondents selected substandard housing as an issue.

Question 13: Affordable Housing Barriers

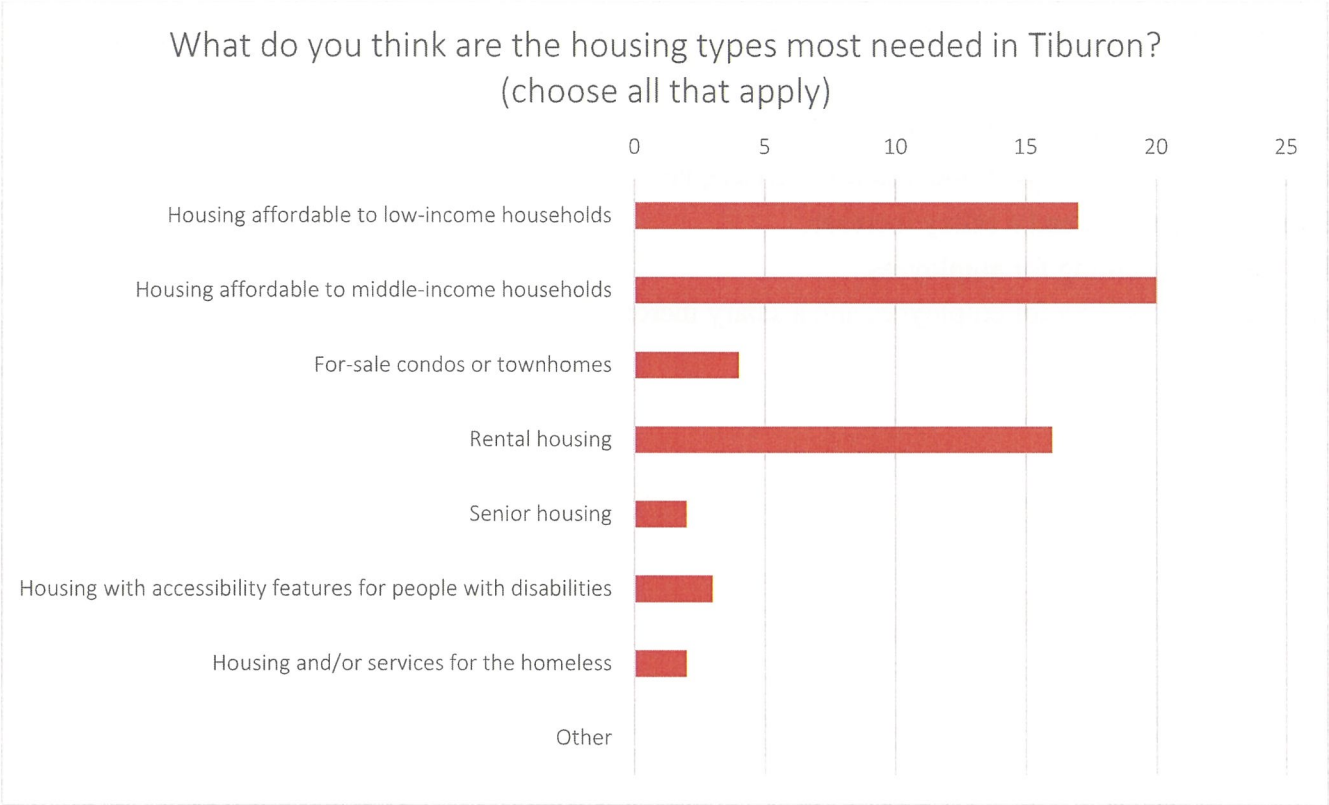


This bar chart illustrates what survey respondents believe to be the barriers to affordable housing in Tiburon. Respondents could select all that apply from the following options:

- Lack of resources to help find affordable housing
- Limited availability of affordable units
- Long waitlists
- Quality of affordable housing does not meet my standards

Approximately one-third of participants believe that there is a lack of resources to find affordable housing and limited availability of affordable units, followed by long waitlists.

Question 14: Needed Housing



This bar chart illustrates what survey respondents believe are the most needed housing types in Tiburon. Respondents could select all that apply from the following options:

- Housing affordable to low-income households
- Housing affordable to middle-income households
- For-sale condos or townhomes
- Rental housing
- Senior housing
- Housing with accessibility features for people with disabilities
- Housing and/or services for the homeless

A little over 71 percent of respondents selected affordable housing for middle-income households. Approximately 60 percent indicated a desire to see more housing affordable to low-income households. About 57 percent wanted to see more rental housing.

Question 15: Additional Comments

Following the survey, participants had the opportunity to add any additional comments about housing in Tiburon and their experience living in the town. Seven participants chose to leave these additional comments:

- Lack of transportation at the night.
- Free parking for employees and a salary increase, because the costs are high.
- Please, free parking and a salary increase.
- We want free parking for employees.
- We want free parking for employees and a salary increase.

APPENDIX B: EVALUATION OF 2015-2023 HOUSING ELEMENT PROGRAMS

Evaluation of 2015-2023 Housing Element Programs

Program Title	Objective	Achievements/Evaluation	Continue, Modify or Delete
H-a Focus Town Resources on Key Housing Sites. Focus Town-controlled resources toward the design, approval, financing, and construction of housing, especially affordable housing, on key sites identified in the Tiburon Housing Element.	Construction of housing on one or more of the housing opportunity sites.	Not successful. There was no development of a new affordable housing project. The Town's available funding resources (in-lieu fees and set-aside funds) are in place and available for use. As of May 2022, the Low & Moderate Income Housing Fund had an estimated balance of $1.2 million. The Town has significantly increased allowable housing densities on mixed use sites in the downtown, which will make it economically feasible to redevelop commercial properties with housing and mixed use. This will facilitate development of housing for smaller households including the elderly, persons with disabilities, and female-headed households, It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.	~~Continue based on sites list from 2023-2031 Element.~~Delete program as it is repetitive of other programs such as H-j, H-k, H-l, H-r, and H-z.
H-b Improve Community Awareness of Housing Needs, Issues, and Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, Marin Housing Authority information, code enforcement, information about affordable housing, fair housing and housing rehabilitation through the following means: (a) Maintain a link on the Town's website that describes housing programs and provides direct links to County agencies that administer the programs.	Obtain and distribute materials; coordinate with other organizations.	Successful. A link to the Marin Housing Authority website has been created; informational housing-related handouts are kept at the public counter; selected Town staff has been trained to provide referral information; on-going collaboration with County Housing Authority and EAH on potential housing projects; housing-related materials distributed at annual homeowner association summit. The Town collaborated with other Marin local government to provide resources and education	Continue

(b) Include contact information on County programs in Town newsletters and other general communications that are sent to residents. (c) Maintain information and handouts at the Town's public counter. (d) Train selected Town staff to provide referrals. (e) Distribute information on programs at public locations (library, schools). (f) Collaborate with other agencies (County of Marin, Tiburon Ecumenical Association, Marin Housing Authority, Rotary, Chamber of Commerce, Ecumenical Association for Housing, Housing Council) to prepare presentations and distribute informational materials to improve awareness of housing needs, issues and available housing programs. (g) Distribute materials to neighborhood groups, homeowner associations, religious institutions, businesses, and other interested groups (Rotary, Chamber of Commerce, etc.) in the Tiburon area.		materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.	
H-c. Community Outreach When Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce and participate in the Marin Consortium for Workforce Housing in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed use and pedestrian-oriented development. The Town will notify a broad representation of the community when housing programs are discussed by the Planning Commission or Town Council. Specific actions should be linked to the preparation and distribution of materials as identified in Program H-b. Specific outreach activities include:	Undertake outreach annually and for each Housing Element program per the schedule for the implementing programs contained in the Housing Element.	Successful. The Town conducted public hearings, published notices in the local paper, posted notices at Town Hall and on the Town's website, and sent notices to all interested parties when considering and adopting ordinances to implement housing element programs. The Town updated its Accessory Dwelling Unit Ordinance in 2016, 2020, and 2022 to be consistent with changes in State law. The Town also updated informational and application forms for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) and added "quick checklists" to enable owners to determine if their property was eligible for either type of unit.	Continue

(a) Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners. (b) Post notices at Town Hall, the library, and the post office. (c) Publish notices in the local newspaper. (d) Post information on the Town's website. (e) Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. (f) Provide an informational guide to homeowners explaining the benefits, "best practices" and procedures for adding or legalizing a secondary dwelling unit.		The Town collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs, information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.	
H-d Foster Meaningful Assistance from Other Agencies. Town staff will meet and work with other public agencies and special districts (water, fire, schools, sanitary districts, etc.) to promote affordable housing through the provision of fee waivers, fee reductions, development of property, or other assistance for affordable housing projects. In addition, participate in ongoing regional planning activities related to housing and the Sustainable Communities initiative.	Assistance and incentives for affordable housing.	Successful. Consistent with state law, the Town does not charge impact fees (e.g., traffic impact fees) for ADUs that are less than 750 SF. In 2017, state legislation went into effect that prevents special districts from charging fees for junior accessory dwelling units and certain types of accessory dwelling units.	Continue
H-e Conduct Outreach for Developmentally Disabled Housing and Services. Work with the Golden Gate Regional Center to implement an outreach program that informs families within Tiburon on housing and services available for persons with developmental disabilities. Provide information on services on the Town's website and distribute brochures supplied by the service providers.	Support programs to address needs of the developmentally disabled.	Partially Completed. In 2016, a link to the Golden Gate Regional Center was added to the Town's website.	Continue. Provide specific implementation actions and timeline to ensure program is completed.
H-f Coordinate with Water and Sewer Providers. As required by State law, the Town will provide a copy of the adopted housing element update to water and sewer providers, including the Marin Municipal Water District,	Provide copy of Housing Element Update to water and sewer providers.	Successful. The Town provided a copy of the housing element to all water and sewer providers within 15 days of adoption.	Continue

Sanitary District Number 5 of Marin County, Richardson Bay Sanitary District, and Sanitary District Number 2 of Marin County. The Town will also provide a summary and quantification of Tiburon's regional housing need allocation.			
H-g Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs and submit a progress report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st.	Annual review of Housing Element implementation progress; submittal of approved form to HCD.	Partially completed. The Town Council reviewed the Housing Element programs and the Town submitted the Annual Progress Report to HCD for years 2016-2019.	Continue
H-h Update the Housing Element. Update the Tiburon Housing Element to be consistent with State law requirements.	Update and adopt housing element in compliance with State-mandated due date.	In progress. Housing Element for 2023-2031 planning period will be submitted to HCD prior to the due date of January 30, 2023.	Continue.
H-i Redevelopment Agency (Town of Tiburon as Successor Agency). In conjunction with the Marin Housing Authority, use remaining housing set-aside funds to meet existing affordable housing obligations and, once those are met, expend the funds solely for the provision of affordable housing in Tiburon consistent with the Tiburon General Plan.	Meet existing affordable housing obligations and facilitate the development of additional affordable housing.	Successful. Town staff communicates at least annually with Housing Authority staff regarding potential affordable housing projects and the continuing availability of set-aside funds for this purpose.	
H-j Apply for State Funds for Affordable Housing. Apply for State affordable housing funds including, but not limited to, the Multifamily Housing Program, the Cal-Home Program, and the Homebuyer's Down-payment Assistance Program. Commit these funds to one or more projects located on designated housing sites as shown in the Town's Housing Element, to projects targeted for persons with disabilities, including persons with developmental disabilities, and to projects targeted to extremely-low income households.	Develop funding sources for affordable housing.	Not completed. This action was not undertaken due to the lack of affordable housing projects for which to target grant funds.	Continue. Delete references to specific programs.

H-k Apply for and Utilize Local Funds for Affordable Housing. Potential sources of funds could include, but would not be limited to: (a) Marin Workforce Housing Trust (b) Marin Community Foundation (c) Federal Grants (d) Transportation Authority of Marin (e) Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.). (f) Affordable Housing Impact Fee on larger single-family homes. (Size to be determined — for example, Marin County has a sliding scale housing impact fee on homes over 2,000 square feet in size). (g) Inter-Jurisdictional Housing Trust Fund (with Belvedere and Marin County) that could include housing impact fees, in-lieu fees, co-funding one nexus study for a housing impact, and the accumulation of any other housing-related monies for use in a mutually beneficial way to meet each jurisdiction's RHNA through a combination of contributions to the Fund and units created.	Accumulation of funds for affordable housing.	Not completed. This action was not undertaken due to the lack of specific affordable housing projects for which to solicit donations and target such funds. The affordable housing impact fee and inter-jurisdictional housing trust fund were not pursued due to staff availability and work-load.	Continue. Update funding sources.
H-l Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise related to specific housing sites and as the Housing Element is implemented. The Town will reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The Town will also reach out to developers of affordable housing for extremely-low income households.	Ongoing working relationship with non-profit housing sponsors.	Partially successful. In 2018, Town staff met on several occasions with staff from EAH regarding one of the Town's identified affordable housing opportunity sites and opportunities for an affordable housing project at that site. The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and extremely low income households.	Continue

H-m Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate income units, and assure that these units remain at an affordable price level.	Implement agreements to maintain affordability.	Successful. Town staff communicated periodically with MHA regarding existing and potential affordable housing units, including resale and rental restrictions and defending against the loss of affordable status through lending institution errors.	Continue
H-n Staff Training. Conduct a training session for Town employees regarding the receipt, documentation, and proper referral of housing discrimination complaints and other information related to housing programs.	Conduct training staff sessions.	Successful. Housing discrimination complaints are handled by select Town staff members who are aware of the proper referrals related to housing programs.	Continue
H-o Housing Discrimination Complaints. Refer discrimination complaints to the appropriate legal service, county, or state agency or Fair Housing of Marin. The Community Development Director is the designated person in Tiburon with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to Fair Housing of Marin, the Marin Housing Authority, Legal Aid, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website.	Implementation of Fair Housing laws.	Successful. Housing discrimination complaints are handled by select Town staff members who are aware of the proper referrals related to housing programs.	Continue
H-p Provision of Affordable Housing for Special Needs Households. Continue to facilitate programs and projects which meet federal, state and local requirements to provide accessibility for seniors, persons with disabilities, large families, and single-person and single parent households. In addition, the Town will apply current inclusionary housing provisions to 10% of new units required to meet the special housing needs in the categories listed. Specific types of housing include:	Construction of at least three housing units for people living with special needs.	Not implemented. Inclusionary zoning is in place; lack of new affordable projects being proposed has limited the ability to implement this program. The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to	Continue

(a) Smaller, affordable residential units, especially for lower income single-person and single parent households. (b) Affordable senior housing to meet the burgeoning needs of an aging population, including assisted housing and board and care (licensed facilities). (c) Affordable units with three or more bedrooms for large family households. (d) Affordable housing that is built for, or can easily and inexpensively be adapted for, use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects, augmented by Americans with Disabilities Act guidelines).		downsize but remain in town and live in a more walkable location.	
H-q Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.	Respond to requests for assistance.	Successful. The County of Marin and local nonprofits provide services to the homeless have shifted to a "housing first" model to meet the needs of the chronically homeless. A rotating emergency shelter program, which was operating in Tiburon's local places of worship, ended in April 2018. The County is now investing $10 million over four years with another $10 million in matching federal funds, to create a "Whole Person Care" program. The Town contributes funds to countywide homeless programs and works through the Marin County Council of Mayors and Council Members and the Marin Managers Association to develop facilities, services, and programs to address homelessness. In May 2022, they released an RFP under the Community Homeless Fund to serve individuals and families, specifically in Marin County, who are experiencing homelessness. The RFP seeks proposals for services including Outreach and Engagement,	Continue

		Rapid Response, Intensive Case Management, Multi-Disciplinary Team, and Mobile Shower Services. Although the homeless population in Tiburon has decreased since the last housing element was adopted, from 7 unsheltered people in 2013 to none in 2019, the number of unsheltered people throughout Marin County has increased from 183 to 703 over the same period, illustrating the critical need for continued cross-county efforts to provide housing and services for the homeless.	
H-r Provide Town Employee Housing Assistance. Identify opportunities for local government employees (especially public safety personnel) to find housing locally through such efforts as construction of workforce housing at public facilities or parking lots or subsidizing mortgages or rents.	Provide assistance to 5 percent of Town employees.	Successful. The Town acquired an additional Point Tiburon Marsh condominium unit in 2019, bringing the total number of units owned by the Town to eight. The Town makes these condo units available to Town employees who qualify. 30% of Town employees currently live in these units.	Continue
H-s Allow Transitional and Supportive Housing in Commercial Zones. Revise the Zoning Ordinance to specifically identify transitional and supportive housing as conditionally permitted uses in the neighborhood commercial (NC) and village commercial (VC) zones. Transitional and supportive housing will be treated as a residential use subject only to the same restrictions that apply to other residential uses in the NC and VC zones.	Adopt Ordinance.	Completed. The Zoning Code was amended to define Transitional Housing and Supportive Housing (TMC 16-100.20) and allow transitional and supportive housing as conditionally permitted uses in the Neighborhood Commercial (NC) and Village Commercial (VC) zones (TMC Section 12-22.030).	Delete
H-t Rehabilitation Loan Programs. In cooperation with the Marin Housing Authority (MHA), improve citizen awareness of rehabilitation loan programs.	Provide residential rehabilitation loans to 3 low income units.	MHA rehabilitation loan brochures are available at the public counter in Town Hall. No Residential Rehabilitation Loans were made to Tiburon property owners since 2015. The program coordinator states that the program was impacted by the pandemic.	Continue
H-u Conduct Residential Building Report Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the intent to maintain and upgrade the safety of housing within the town consistent with adopted Building Codes.	Complete Residential Building Reports for all housing units prior to resale	Successful. The Town performs an average of at least 150 Residential Building Report Inspections each year.	Continue

In addition to the health and safety concerns, the residential building report discloses the authorized use, occupancy and zoning of the property and an itemization of deficiencies in the dwelling unit.			
H-v Acquisition of Rental Housing. Contact potential non-profits (such as Tiburon Ecumenical Association, EAH, Citizens Housing, BRIDGE Housing, etc.) who may be seeking to acquire and rehabilitate rental housing units in order to maintain ongoing affordability of the units. Provide assistance that will include, but not be limited to: (1) support necessary to obtain funding commitments from governmental programs and non-governmental grants; (2) assistance in permit processing; (3) waiver or subsidy of fees; and (4) use of local funds if available.	Acquisition and rehabilitation of existing affordable rental housing subject to expiration of subsidies.	Implemented but not successful. No new affordable housing opportunities resulted from occasional contact with non-profits.	Continue
H-w Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8 Housing Choice Vouchers, the Housing Stability Program, and other available rental programs.	Publicity and increased use of Section 8 vouchers	As of May 2022, there were 23 Section 8 vouchers currently in use in Tiburon, a decrease of 4 vouchers over the prior planning period.	Continue
H-x Condominium Conversions. Preserve rental housing by enforcement through the Town's condominium conversion ordinance and Housing Element policy.	Protection of the Town's rental housing stock.	Successful. The Town enforces these policies and programs.	Continue
H-y Link Code Enforcement with Public Information Programs on Town Standards, Rehabilitation and Energy Loan Programs. Implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. Specific actions include: (a) Coordinate with the Marin Housing Authority and utility providers to make available loan programs to eligible owner and renter-occupied housing.	Upgrades to the Town's housing stock and compliance with codes.	MHA rehabilitation loan brochures are available at the public counter in Town Hall. No Residential Rehabilitation Loans were made to Tiburon property owners since 2015. As of May 2022, eight Tiburon homeowners have Property Assessed Clean Energy (PACE) assessments, which enabled them to access financing to install energy efficiency upgrades and renewable energy projects. Through the Marin Climate and Energy Partnership, the Town works with Resilient Neighborhoods to provide free classes to residents to educate and	Modify to generally provide information, not just when linked to code enforcement.

(b) Provide public information on alternative energy technologies for residential developers, contractors, and property owners. (c) Publicize tenant assistance and energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action. (d) Contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work. (e) Provide an informational guide to homeowners explaining the benefits, "best practices" and procedures for adding or legalizing a secondary dwelling unit.		motivate them to reduce their carbon footprint. Classes include information and resources on energy conservation and efficiency and renewable energy. Thirteen Tiburon households have graduated from the program. In partnership with Marin County Energy Watch, the Town publicized energy efficiency programs available through BayRen, Rising Sun, and the California Energy Youth Services. As of May 2022, twenty-nine Tiburon homeowners had received BayRen rebates, and Rising Sun had served 11 households. The California Youth Energy Services program completed 6,901 home energy assessments in Marin County between 2006 and 2018, with an estimated 200 audits completed in Tiburon. The program provided free energy efficiency products like LED bulbs, power strips, showerheads, and faucet aerators. The Town also promoted Electrify Marin, which provides rebates to swap out natural gas appliances and heating systems with high efficiency electric appliances. As of May 2022, thirteen projects in Tiburon had received a total of $17,000 in rebates. The program provides higher rebates for lower-income households. The Town's Residential Resale Inspection process, continuously implemented over the past 45 years, has greatly aided the condition of the Town's housing stock by requiring mandatory corrections. The Town collaborated with other Marin local government to provide resources and education materials to facilitate building, permitting, and renting second units. They created a website at adumarin.org that provides case studies, floor plans, a calculator to estimate construction costs,	

		information on planning, designing, and constructing and ADU, and resources on being a landlord, from setting a rent price to complying with fair housing laws.	
H-z Work with Non-Profits and Property Owners on Housing Opportunity Sites. Encourage cooperative and joint ventures between owners, developers and non-profit groups in the provision of below market rate housing. Work with non-profits and property owners to seek opportunities for an affordable housing development on one of the key housing opportunity sites. Undertake the following actions to encourage development of multi-family, affordable housing: (a) Meet with non-profit housing developers (EAH, MHA, others) and property owners to identify housing development opportunities, issues and needs during 2015. (b) Select the most viable site during 2015. (c) Undertake community outreach in coordination with the potential developer and property owner during 2015. (d) Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. (e) Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, and assistance in development review. (f) Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to assist in the development of housing for extremely low-income households. (g) Facilitate development of housing for extremely low-income households by allowing housing as a	Encourage development of one or more key housing sites by 2022.	Implemented but not successful. Zoning amendments were adopted in 2015 to designate new affordable housing opportunity sites, reduce the percentage of affordable units required, and allow housing by right in such zones. No affordable housing projects were constructed, although Town staff continued to review and encourage conceptual proposals for a mixed use affordable project on the 1600 Tiburon Boulevard affordable housing overlay site. See also Program H-l. The updated housing element significantly increases densities on multifamily sites in the Downtown. This will facilitate development of affordable housing for low-income households, seniors, persons with disabilities, and single-person and single parent households. It will also increase the availability of single-family homes that are appropriate for large households as senior homeowners in Tiburon have expressed a desire to downsize but remain in town and live in a more walkable location.	Continue

use by-right as part of the "Affordable Housing Overlay Zone." (h) Review funding options as part of the annual Housing Element review and apply for funding or support funding applications as opportunities are available, and will undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households.			
H-aa Modify and Implement "Affordable Housing Overlay Zone" Zoning for Affordable Projects. Annually monitor the effectiveness of the "Affordable Housing Overlay Zone" as part of the annual Housing Element review (see Program (H-g) and implement the affordable housing overlay zone where residential densities will be increased up to 100% if a specified level of affordability is achieved. As part of the annual review there will be a review as to whether the program has been effective in encouraging very low and low income housing. The program will be revised if it is found to be ineffective.	Modification to the AHO Zoning by 2012 and review progress annually as part of Program H-e to encourage development of one or more key housing sites by 2014.	Implemented but not successful. Zoning ordinance amendments implementing the overlay zone revisions set forth in this program were adopted in March 2015. No affordable housing units were approved or built pursuant to the affordable housing overlay zone.	
H-bb Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The Town will offer density bonuses consistent with the State Density Bonus Law.	Application of State Density Bonus law.	Implemented but not successful. No applications requesting state-mandated density bonuses were received.	
H-cc Design of Multi-Family Housing. Conduct design review to assure excellence of design in new multi-family housing development that is compatible with the surrounding area.	Development of well-designed multi-family housing	Successful. In 2022, the Town adopted objective development and design standards for qualifying multifamily projects.	
H-dd Housing Impact Fee for Larger Homes. Consider an affordable housing impact fee on larger single-family homes.	Additional funding for affordable housing based on impacts of larger homes.	Not completed. This action was not undertaken due to staff availability and workload. Due to the small number of new single family homes that are constructed in Tiburon, the potential revenue generated from this action is most likely not cost-efficient. Instead, efforts should be focused on realizing affordable inclusionary units in multifamily development.	Delete.

H-ee Implement Second Dwelling Unit Development Standards and Permit Process. Continue to allow second dwelling units.	8 new low income second units by 2022	Successful. The Town approved 26 ADUs and 18 JADUs between 2015 and June 2022. To date, 14 have been constructed and 15 are under construction. Based on a regional study, affordability levels are assumed to be 7 very low income units, 7 low income units, 7 moderate income units, and 3 above moderate income units. ADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.	Modify to include tracking and review at mid-point of the planning cycle.
H-ff Adopt Standards for Junior Second Units. Review and consider adopting standards to allow the creation of junior second units.	Consider adoption in 2015	Completed. Ordinance No. 555 N. S. adopting standards for junior second units was adopted in February 2015. 17 JADUs were approved between 2015 and 2021. JADUs provide housing for seniors and single-parent households and lower housing costs for seniors who wish to age in place.	Delete.
H-gg Jobs/Housing Fee. Adopt a Jobs/Housing Linkage Fee Ordinance that includes the following or similar exaction requirements: (a) Exaction requirements for dwelling units and/or in-lieu fees should be set according to empirically based evidence and must comply with all other legal tests. (b) The inclusion of affordable housing units within developments of hotels, offices, or other commercial buildings if feasible (options may include housing on-site, off-site, subsidizing mortgages or rents, or paying an in-lieu fee for housing production), or (c) Payment into the Housing Fund of in-lieu fees based on a dollar amount per square foot of office, commercial, and industrial building development. (d) In-lieu fees would be waived in projects containing significant affordable housing components	Additional funding for affordable housing from commercial development	Not completed. As significant jobs creation projects in Tiburon are highly unusual, any such ordinance would rarely if ever be utilized. On those several sites in the Downtown area where the Town has placed an affordable housing overlay zone, such an ordinance could actually be counterproductive.	Delete.
H-gg Encouraging Residential on Mixed Use Sites. Encourage residential development on key housing sites	Residential development on mixed use sites.	Implemented but not successful. In 2016, Town staff met on several occasions with representatives of	Continue.

that are designated for mixed use. Incentives are identified in the Affordable Housing Overlay zone.		ACV-Argo and provide advice on the development of a mixed-use project in Downtown that included affordable housing units. In 2017, staff met with ACV-Argo to review conceptual designs for a mixed use project on the former Sharks Deli site at 1600 Tiburon Boulevard. Density bonus provisions were discussed as well as Town incentives to encourage the project, however the mixed use project did not move forward.	

Appendix C: Detailed Single Family Home Site Inventory

Address	APN	Lot size (acre)	Zoning	GP Des.	Existing Units	New Unit Capacity	Environmental Constraint
47 VIA LOS ALTOS	034-330-01	0.50	RPD	M	0	~~4~~1	WUI
4944 RANCH RD	038-041-38	0.50	RO-2	M	0	~~4~~1	Flood Hazard Area, WUI
~~4755 PARADISE DR~~	~~038-091-29~~	~~0.50~~	~~RO-1~~	~~ML~~	~~0~~	~~4~~	~~WUI~~
PARENTE RD	038-091-39	1.70	RO-1	ML	0	4	WUI
8 Parente Vista Lane	038-111-36	8.10	RPD	PDR	0	4	WUI
4719 Paradise Dr	038-121-04	1.00	RO-1	ML	0	~~4~~1	WUI
4565 PARADISE DR	038-141-17	1.00	RO-1	ML	0	~~4~~1	WUI
OLD LANDING RD	038-162-44	2.50	RO-1	ML	0	~~4~~1	WUI
~~4576 Paradise Dr~~	~~038-142-02~~	~~9.58~~	~~RPD~~	~~PDR~~	~~2~~	~~7~~	~~WUI~~
3 VIA CAPISTRANO	038-311-05	0.40	RO-2	M	0	~~4~~1	WUI
8 VIA ELVERANO	038-410-09	0.50	RPD	M	0	4	WUI
31 HACIENDA DR	039-012-23	1.00	RO-1	ML	0	~~4~~1	WUI
3805 PARADISE DR	039-021-07	1.00	RPD	L	0	~~4~~1	WUI
3825 PARADISE DR (Rabin)	039-021-13	31.00	RPD	PDR	1	11	WUI
1 Trestle Glen Cir	039-061-92	4.79	RPD	PDR	0	~~1~~-4	WUI
5 ACACIA DR	039-121-15	1.00	RO-1	ML	0	~~4~~1	WUI
Via Paraiso West	039-151-65	1.40	RO-1	ML	0	4	WUI
Via Paraiso West	039-151-66	1.10	RO-1	ML	0	4	WUI

Address	APN	Lot size (acre)	Zoning	GP Des.	Existing Units	New Unit Capacity	Environmental Constraint
197 GILMARTIN Dr	039-161-37	1.30	RPD	M	0	41	WUI
2 GILMARTIN Dr	039-171-08	0.38	RO-1	M	0	4	WUI
210 GILMARTIN DR	039-171-23	2.40	RPD	M	0	41	WUI
255 ROUND HILL Rd	039-202-04	0.44	RO-2	M	0	4	WUI
PARADISE Dr (Tiburon Glen)	039-241-01	26.00	RPD	PDR	0	8	WUI
12 VIA PARAISO EAST	039-290-46	1.10	RPD	ML	0	41	WUI
3875 PARADISE Dr (SODA)	039-301-01	21.00	RPD	PDR	0	8	WUI
~~805 STONY HILL Rd~~	~~055-525-12~~	~~0.80~~	~~RPD~~	~~M~~	~~0~~	~~4~~	~~WUI~~
11 GILMARTIN Dr	055-253-17	0.39	R-1	MH	0	41	WUI
STONY HILL Rd (Ling)	055-261-34	5.30	RPD	PDR	0	4	WUI
8 Rolling Hills Rd	058-111-24	1.00	RO-2	M	0	41	WUI
100 MT TIBURON CT	058-261-36	1.00	RO-1	ML	0	4	WUI
130 LYFORD DR	058-272-01	0.35	RO-2	M	0	41	WUI
3 HEATHCLIFF DR	058-281-08	0.37	RO-2	M	0	4	WUI
26 VENADO DR	058-321-08	0.60	RO-2	M	0	41	WUI
107 MT TIBURON RD	058-351-23	1.30	RO-1	ML	0	4	WUI
619 RIDGE RD	059-013-07	0.50	RO-2	M	0	4	WUI
2215 VISTAZO EAST ST	059-091-55	1.00	RO-2	M	0	41	WUI
2225 VISTAZO EAST ST	059-091-56	1.00	RO-2	M	0	41	WUI

Address	APN	Lot size (acre)	Zoning	GP Des.	Existing Units	New Unit Capacity	Environmental Constraint
1911 MAR WEST ST	059-121-36	0.14	R-2	H	0	2	WUI
1894 Centro West Dr	059-121-48	0.20	R-2	H	0	1	WUI
2 RESERVA LN	059-122-47	0.30	R-2	H	0	1	WUI
2224 VISTAZO EAST ST	059-141-07	0.18	R-1	MH	0	41	WUI
2360 MAR EAST ST	059-195-24	0.33	R-2	H	0	2	WUI
2359 PARADISE DR	059-201-52	0.17	R-2	H	0	1	WUI
TOTAL						~~174~~ 99	

Appendix D: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity [1]and a commitment to specific meaningful actions to affirmatively further fair housing [2]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes [3]. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with the U.S. Department of Housing and Urban Development's (HUD) 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The bill added an assessment of fair housing to the Housing Element that includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

B. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. [4] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (the members of ABAG) when data is available in the Data Needs Package as well as data that could be gathered from the U.S.

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[1] While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

[2] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

[3] A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

[4] Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

Appendix D: Affirmatively Furthering Fair Housing

Census and trends within the boundaries of Marin County. "Local Trends" describe trends specific to the Town of Tiburon.

1. Sources of Information

The Town used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
    - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- Local Knowledge

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year. [5] Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The Town also used findings and data in the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI) for its local knowledge as it includes a variety of locally gathered and available information, such as a surveys, local history and evens that have affected or are affecting fair housing choice. The Town also used the HCD's 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. The Town tried to the best of its ability to ensure comparisons between the same time frames but in some instances, comparisons may have been made for different time frames (often different by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

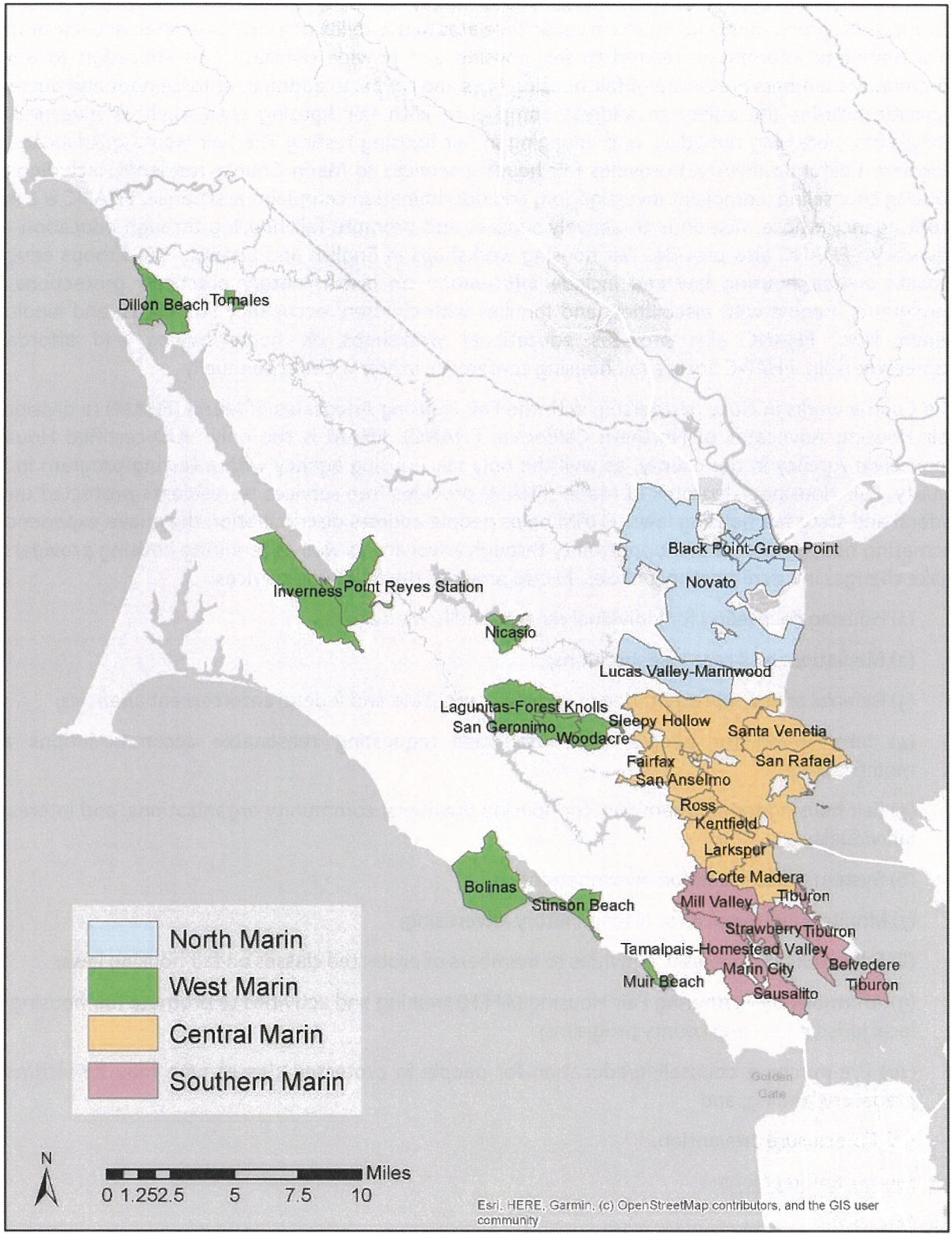
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[5] The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a "5-year estimate"). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout the AFFH.

For clarity, this analysis will refer to various sections of the County as North Marin, West Marin, Central Marin, and Southern Marin. Tiburon is part of Southern Marin. These designations are shown in **Figure D-1** and include the following communities and jurisdictions:

- North Marin: Black Point-Green Point, Novato, Lucas Valley-Marinwood
- West Marin: Dillon Beach, Tomales, Inverness, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- Central Marin: Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- Southern Marin: Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

Figure D-1: Marin County Communities



C. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing The Fair Housing Advocates of Northern California (FHANC) provides fair housing services to Marin County residents, including fair housing counseling, complaint investigation, and discrimination complaint assistance. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops in English and Spanish. Workshops educate tenants on fair housing law and include information on discriminatory practices; protections for immigrants, people with disabilities, and families with children; occupancy standards; and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. FHANC hosts a fair housing conference in Marin County annually.

The County works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well the only fair housing agency with a testing program in the county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies. FHAM provides the following services:

(1) Housing counseling for individual tenants and homeowners;

(2) Mediations and case investigations;

(3) Referral of and representation in complaints to state and federal enforcement agencies;

(4) Intervention for people with disabilities requesting reasonable accommodations and modifications;

(5) Fair housing training seminars for housing providers, community organizations, and interested individuals;

(6) Systemic discrimination investigations;

(7) Monitoring Craigslist for discriminatory advertising;

(8) Education and outreach activities to members of protected classes on fair housing laws;

(9) Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;

(10) Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and

(11) Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 AI presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants are filed with FHANC, the Department of Housing

and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 AI are shown below. More updated FHANC clients (2020-2021) are also included in **Table D-1**. A total of 301 housing discrimination complaints within the County were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. Discrimination complaints by protected class are shown in **Table D-1**. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. In addition to the complaints detailed in the table below, FHANC also received four complaints on the basis of age, three on the basis of sex, two on the basis of color, one on the basis of sexual orientation, and one on the basis of marital status. Similarly, state trends show that race and familial status are among the most common basis for discrimination complaints (16 percent and 10 percent, between 2015 and 2019).

Table D-1: Discrimination Complaints by Protected Class – Marin County (2018-2021)

Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78%	8	57%
National Origin	38	13%	4	29%
Race	22	7%	3	21%
Gender	19	6%	2	14%
Familial Status	13	4%	1	7%
Source of Income	28	9%	--	--
Total	**301**	**--**	**14**	**--**

Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.

A reasonable accommodation, as defined in the 2020 AI, "is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces." The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advises clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM's fair housing services have been especially beneficial to Latinos, African-Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior citizens; approximately 90 percent of clients are low-income. FHAM's education services are also available to members of the housing, lending,

and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the organization served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase); intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97 (a 24 percent increase) requested for people with disabilities; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices; filed 15 administrative fair housing complaints (a 15 percent increase)and one (1) lawsuit; garnered $71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring $228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g., receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints). Though the complaints FHAM received were on every federal and protected basis, the fair housing administrative complaints filed with the Department of HUD or the California Department of Fair Housing and Equal Opportunity alleged discrimination on the basis of disability, race, national origin, gender, and familial status.

Local Trends

FHANC received 55 housing discrimination complaints from Tiburon residents from 2016 to 2021, including eight related to nine different protected classes in 2021 (**Table D-2**). All eight of the complaints filed in 2021 were related to disability status. One complaint was related to both disability status and marital status. Seven of the eight cases related to disability status opened in 2021 requested reasonable accommodations. Six clients received advice from FHAM. Discrimination complaints related to disability status were the most common in Tiburon during the 2016-2021 period (68.7 percent), followed by national origin (10.4 percent), age (4.5 percent), and race (4.5 percent).

The HCD Data Viewer records HUD fair housing inquiries. Fair housing inquiries are not official fair housing cases but can be used to identify concerns about possible discrimination. According to 2013-2021 HUD data, there were only 0.21 inquiries per 1,000 persons in Tiburon. The fair housing inquiry rate in the Town is similar to Belvedere to the south, and lower than Sausalito, Mill Valley, and Corte Madera to the west and north. There were two total inquiries from Tiburon residents during this period, one on the basis of disability status and two with no basis. One inquiry was found to have no valid basis and one failed to respond.

Table D-2: Discrimination Complaints by Protected Class – Tiburon (2016-2021)								
Protected Class	2016	2017	2018	2019	2020	2021	Total	
Disability	63.6%	46.2%	60.0%	78.6%	80.0%	88.9%	46	68.7%
Marital Status	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	1	1.5%
National Origin	9.1%	23.1%	20.0%	0.0%	10.0%	0.0%	7	10.4%
Age	9.1%	0.0%	0.0%	7.1%	10.0%	0.0%	3	4.5%
Ancestry	0.0%	0.0%	0.0%	7.1%	0.0%	0.0%	1	1.5%
Race	0.0%	7.7%	10.0%	7.1%	0.0%	0.0%	3	4.5%
Religion	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	1	1.5%
Gender	9.1%	7.7%	0.0%	0.0%	0.0%	0.0%	2	3.0%
Sexual Orientation	0.0%	15.4%	0.0%	0.0%	0.0%	0.0%	2	3.0%
Familial Status	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1	1.5%
Total Complaints	9	10	7	13	8	8	55	--
Total Bases	11	13	10	14	10	9	67	100.0%
Sources: Fair Housing Advocates of Northern California (FHANC), 2020-21.								

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

During the 2018-2019 FY, FHANC conducted email testing, in-person site, and phone testing for the County. FHANC conducted 60 email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 27 percent of tests, discrimination based on income in 63 percent of tests, and discrimination based on familial status in 7 percent of tests. Three paired tests (6 tests total) also showed discrimination based on both race and source of income. In 80 percent of tests (24 of 30 paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs). [6]

[6] The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27% of tests showing clear differential treatment favoring the White tester and 63% of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50% of discrimination based upon race and 60% based on source of income.

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most commonly cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72 percent) respondents who had felt discriminated against did "nothing" in response. According to the 2020 State AI, "fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help."

Local Trends

FHAM reports that there are no records of fair housing testing in Tiburon. The agency began entering data on fair housing testing into their system two years ago. No prior information was available.

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. FHANC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin County Housing Authority website includes the following information in 103 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program; and
- Announcements and news articles, Agency reports and calendar of events.

The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on citizen engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing, faith-based organizations, the Marin County Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing homelessness, Latino communities, and philanthropy. The Steering Community advises on citizen engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

From 2017 to 2018, Fair Housing Advocates of Marin (FHAM) educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, a 28 percent increase from the previous fiscal year. From 2017 to 2018, FHAM also reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences (a 37 percent increase); distributed 4,185 pieces of literature; had 100 children participate in the annual Fair Housing Poster Contest from 10 local schools and 16 students participate in the first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following: ·

- Translating most of its literature into Spanish and some in Vietnamese;
- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latinx and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;

- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing and offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish; and
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney's Office, Office of Education, and the Marin Housing Authority.

Local Trends

The Town promotes fair housing through the following actions:

- The Town adopted a reasonable accommodation ordinance in 2012 (Municipal Code Chapter 16, Article IX) to provide a procedure to request reasonable accommodation for persons with disabilities seeking equal housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The Director of Community Development reviews and approves a request for reasonable accommodation as long as no other discretionary permit approval is required.
- The Community Development Director is the designated person in Tiburon with responsibility to investigate and deal appropriately with complaints, including referral to Fair housing Advocates of Northern Marin.
- The Town participated in the development of the adumarin.org website, which provides information on laws related to being a landlord, especially with regard to discrimination. The website links to the Guide to Residential Tenants' and Landlords' Rights and Responsibilities published by the California Department of Consumer Affairs for an overview of California laws that regulate certain aspects of the rental housing market.

The Town could do more to provide information to residents, landlords, and prospective tenants on fair housing laws, including source of income laws. The Housing Element contains programs to provide this information through the Town's communication channels, including the newsletter, website, social media, counter handouts, and tabling at community events. Programs include *H-b Improve Community Awareness of Housing Needs, Issues; H-p Housing Discrimination Complaints*; *H-q Reasonable Accommodation; H-w Rental Assistance Programs;* and *H-gg Outreach and education for Accessory Dwelling Units.*

2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"-households with extended family members and non-kin.[7] These factors have also been associated with

[7] Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. *Duke University Press*, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102

ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).[8]

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.[9] The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County's population, a significantly larger share than in the Bay Area region[10], where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (**Table D-3**). Of the selected jurisdictions surrounding Tiburon, Larkspur and Sausalito have the most concentrated Hispanic population, where 11 and 8.1 percent of residents are Hispanic or Latino, respectively. Mill Valley has the smallest Hispanic population of only 4.2 percent, but Belvedere has the largest White population of 92.3 percent. These trends differ from the Bay Area, where Asians make up the second largest share of the population (27 percent). While Asians make up the third largest share of the population in Marin County, they account for only six percent of the population. The White populations in all the selected jurisdictions is larger than the proportion countywide.

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[8] Sandefur, G.D., Martin, M., Eggerling-Boeck, J. , Mannon, S.E., & .Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C. .

[9] Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

[10] The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

Table D-3: Racial Composition in Neighboring Cities and County								
	Bay Area[1]	Marin County	Tiburon	Belvedere	Corte Madera	Larkspur	Mill Valley	Sausalito
White, non-Hispanic	39.3%	71.2%	81.6%	92.3%	78.5%	77.9%	86.2%	86.7%
Black or African American, non-Hispanic	5.8%	2.1%	1.0%	0.0%	2.3%	0.7%	0.7%	0.9%
American Indian and Alaska Native, non-Hispanic	0.2%	0.2%	0.2%	0.0%	0.0%	0.4%	0.0%	0.2%
Asian, non-Hispanic	26.7%[1]	5.8%	2.7%	2.0%	6.1%	5.4%	5.0%	3.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Some other race, non-Hispanic	N/A	0.9%	2.5%	0.0%	1.6%	0.5%	0.0%	0.6%
Two or more races, non-Hispanic	N/A	3.8%	4.4%	0.6%	4.4%	4.0%	3.8%	0.4%
Hispanic or Latino	23.5%	16.0%	7.6%	5.1%	7.1%	11.0%	4.2%	8.1%
Total	7,710,026	259,943	9,144	2,134	9,838	12,319	14,330	7,116

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.
Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measures segregation, with higher indices signifying higher segregation. In Marin County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (**Table D-4**). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD's definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table D-4: Dissimilarity Indices for Marin County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Marin County				
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72

Sources: HUD Dissimilarity Index, 2020.

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations, a trend paralleled in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure D-2 and **Figure D-3** below compare the concentration of minority populations in Marin County and the adjacent region by census block group[11] in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City and San Quentin (where a State Prison is located). Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in jurisdictions east and south of Marin County. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda,

[11] Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it can not contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes *sample* data.

and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

Figure D-2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

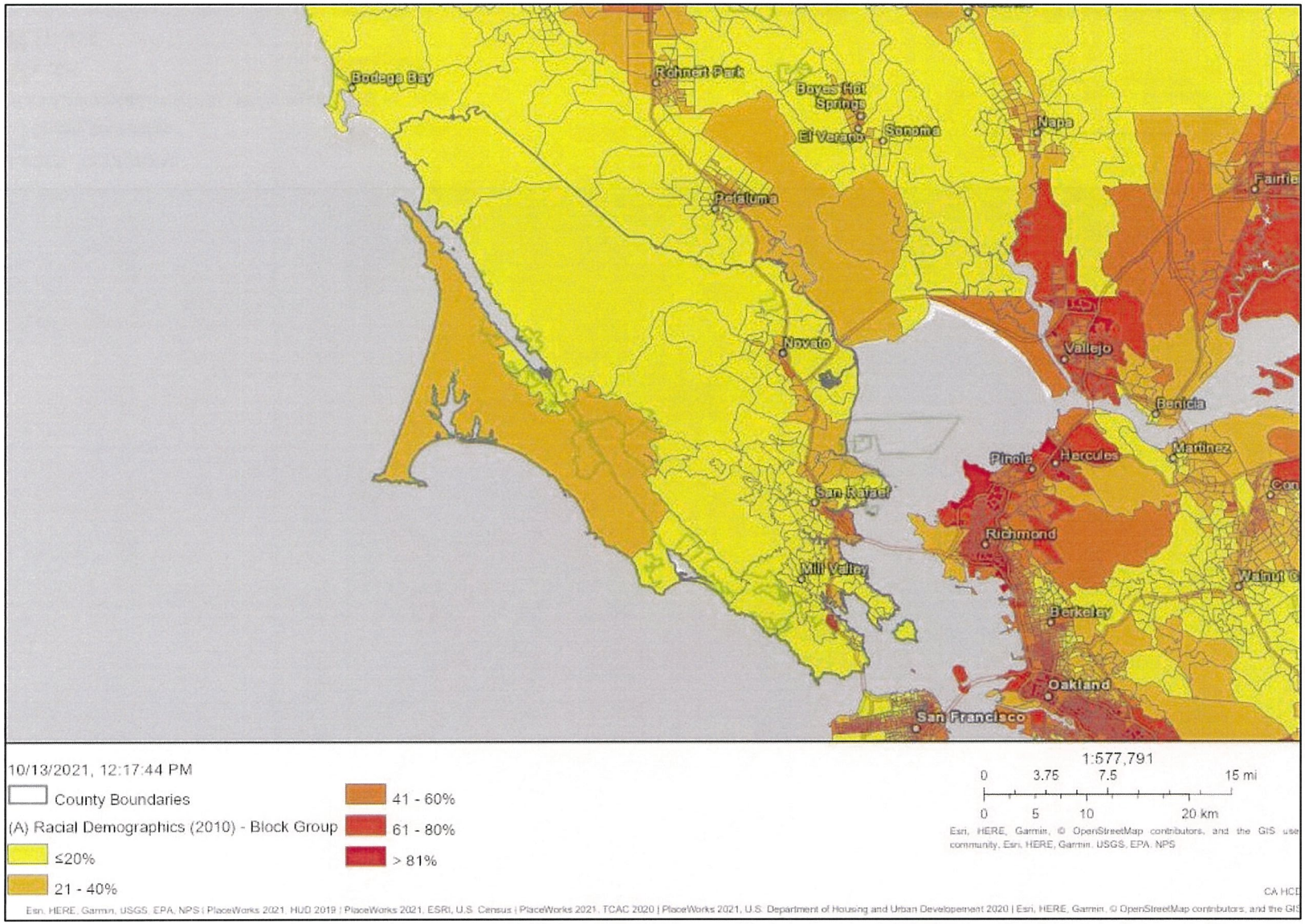


Figure D-3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

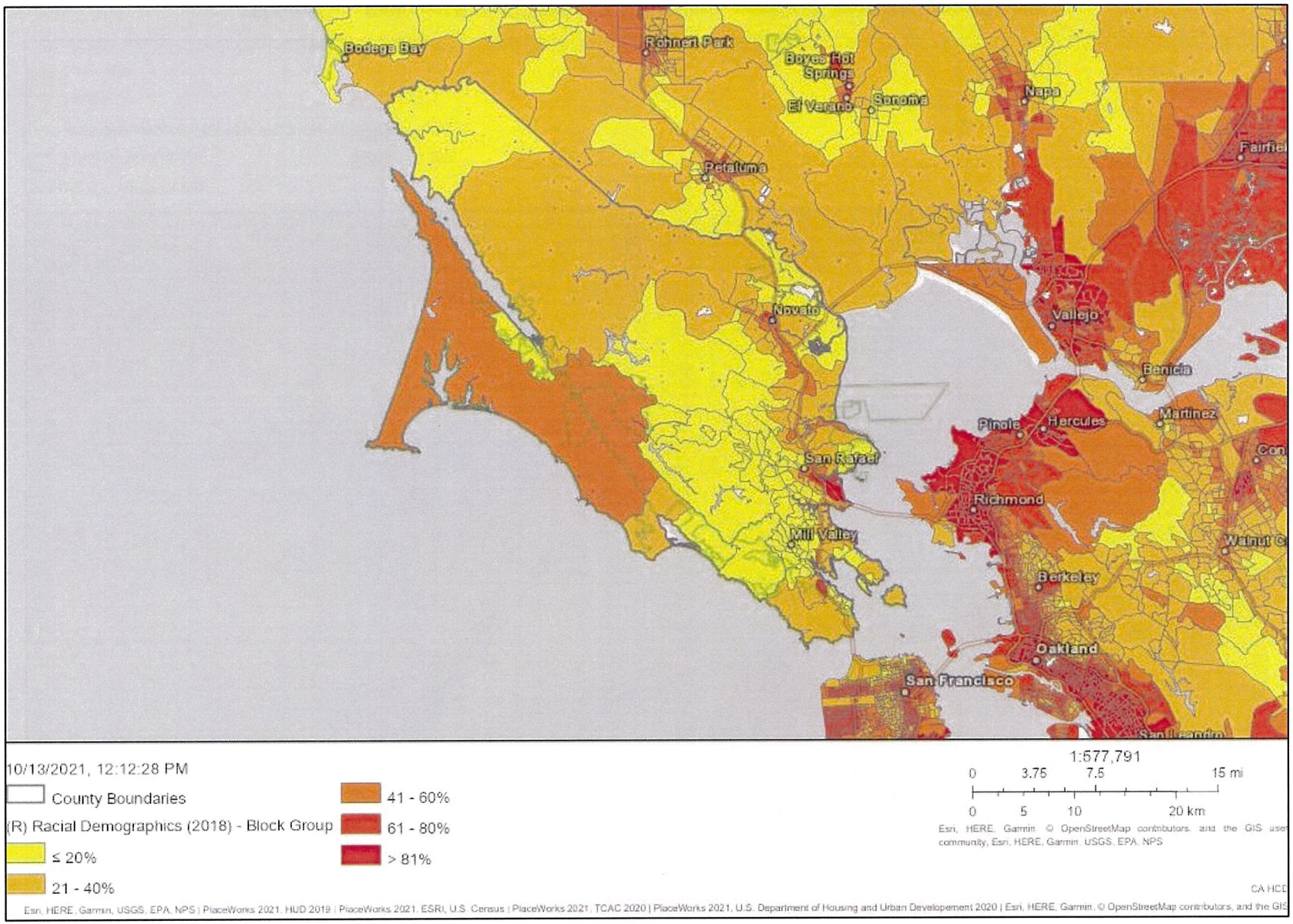
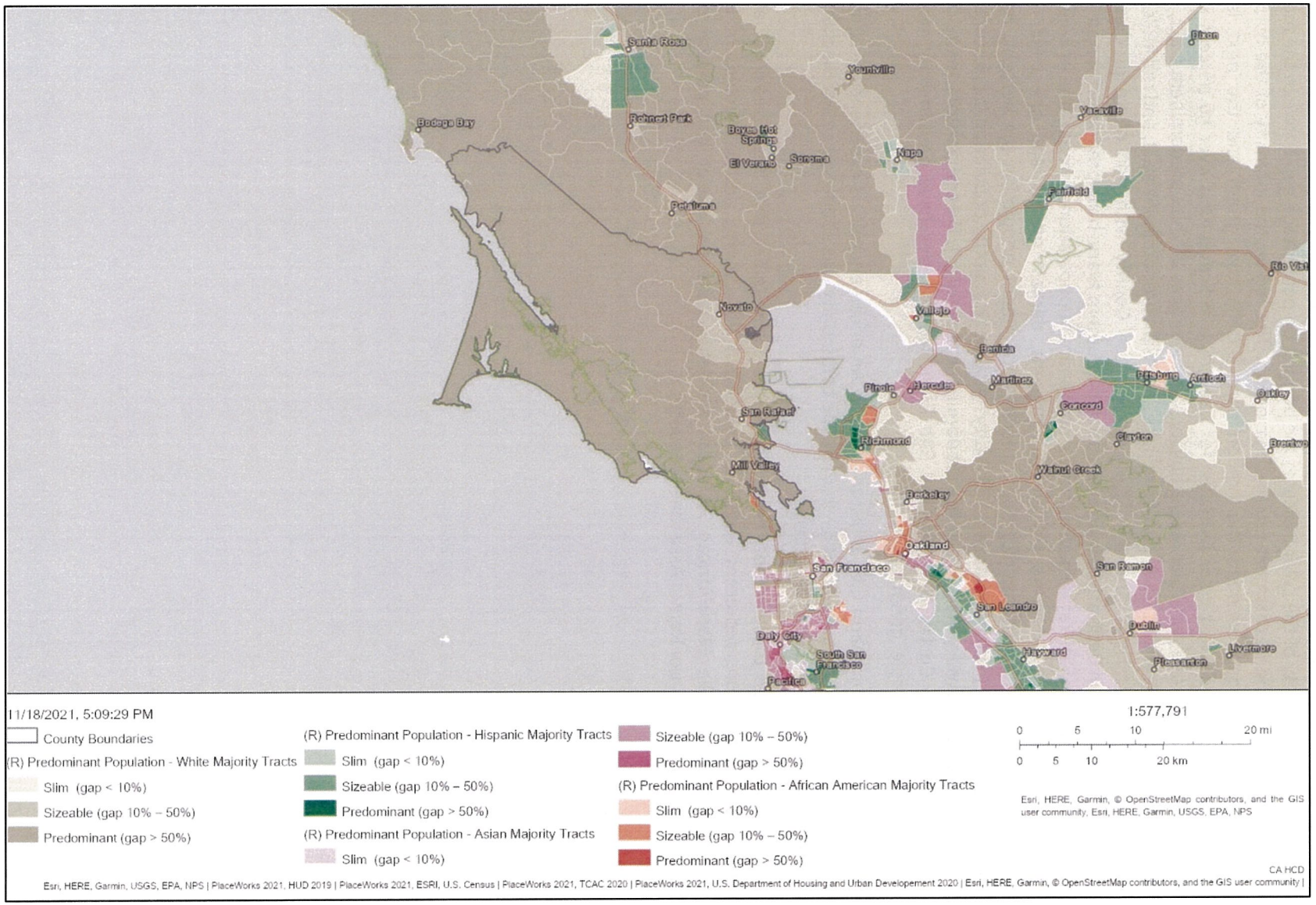

Bodega Bay
Rohnert Park
Boyes Hot Springs
El Verano
Sonoma
Napa
Petaluma
Novato
Vallejo
Benicia
Pinole
Hercules
Martinez
San Rafael
Richmond
Mill Valley
Berkeley
Oakland
San Francisco
10/13/2021, 12:12:28 PM
County Boundaries
(R) Racial Demographics (2018) - Block Group
≤ 20%
21 - 40%
41 - 60%
61 - 80%
> 81%
1:577,791
0 3.75 7.5 15 mi
0 5 10 20 km
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CA HCD
Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS

Figure D-4 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the County with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green), and one tract in the unincorporated San Quentin community has a Black predominant population (40 percent, red). In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda, and San Francisco counties have predominant minority populations (shades of purple, green, and red).

It is important to note that Marin City, a historic African American enclave, is experiencing significant declines in its African American population – in 1990, the community was about 90 percent Black/African American, and is currently around 28 percent.

COVID-19 has accelerated these trends, exemplifying the communities that are increasingly at risk. Hispanic/Latino populations represent about 16 percent of the County, and 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of the population, but 8.5 percent of Rental Assistance requests.

Figure D-4: Regional Racial/Ethnic Majority Tracts (2018)



Local Trends

Like the County, Tiburon's population is mostly White (81.6 percent). As presented in **Table D-5**, the Town's White population decreased from 87.2 percent in 2010, while the Hispanic/Latino has increased from 5.1 percent in 2010 to 7.6 percent in 2019. Since 2010, the Asian population has also decreased, currently comprising 2.7 percent of the population. The Black/African American, some other race, and two or more race populations have seen growth since 2010. There are no Native Hawaiian/Other Pacific Islander residents in the Town.

Table D-5: Change in Racial/Ethnic Composition (2010-2019)

	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	7,703	87.2%	7,459	81.6%
Black or African American, non-Hispanic	0	0.0%	92	1.0%
American Indian and Alaska Native, non-Hispanic	25	0.3%	15	0.2%
Asian, non-Hispanic	531	6.0%	251	2.7%
Some other race, non-Hispanic	38	0.4%	233	2.5%
Two or more races, non-Hispanic	85	1.0%	399	4.4%
Hispanic or Latino	449	5.1%	695	7.6%
Total	**8,831**	**100.0%**	**9,144**	**100.0%**

Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

ABAG provides segregation analyses for Bay Area jurisdictions for the purpose of this AFFH assessment. According to this report, dissimilarity indices in Tiburon are lower than the Bay Area average. From 2000 to 2020, the White and non-White communities in Tiburon have become less segregated, and segregation between White and non-White groups town-wide is considered low based on HUD's definitions for dissimilarity indices (**Table D-6**). Segregation between Latinx and White communities and Black/African American and White communities have increased since 2000, while Asian/Pacific Islander and White communities have become less segregated. In general, racial segregation is less of an issue in the Town compared to the Bay Area as a whole. It is important to note that some of the racial/ethnic minority populations in the Town are small, therefore dissimilarity index estimates may be inaccurate.

Table D-6: Dissimilarity Indices for Tiburon and Bay Area (2010-2020)

	Tiburon			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	16.3*	3.4	0.5	18.5
Black/African American vs. White	1.3*	2.9*	18.9*	24.4
Latinx vs. White	3.3*	5.0*	3.6	20.7
People of Color vs. White	8.7	3.8	2.1	16.8

**** Index based on racial group making up less than 5 percent of jurisdiction population. Estimates may be unreliable.***
Source: ABAG/MTC AFFH Segregation Report, 2022.

Figure D-5 and **Figure D-6** compare racial/ethnic minority populations by block group in 2010 and 2018. It is important to note that the block group encompassing Angel Island State Park contains very few residential units. According to 2018 ESRI data from the HCD AFFH Data Viewer, there are 32 people residing on Angel Island, all of which are State Park ranger and employees.

On mainland Tiburon, there are three block groups, two in the northwestern corner of the Town and one in the southern section of the Town, where more than 21 percent of the population belongs to a racial or ethnic minority group. Approximately 25 percent of the small population residing on Angel Island also belongs to a racial/ethnic minority group. Non-White populations represent fewer than 20 percent of the population in the remaining five block groups. Since 2010, the non-White population has increased most significantly in the three block groups mentioned previously, located in the northern and southern sections of the Town. As presented in **Figure D-7**, the entirety of Tiburon is predominantly White, consistent with the surrounding jurisdictions, other than the unincorporated community of Marin City.

Marin's African American Population

The largest population of Black/African Americans is Marin is found in Marin City, a historic African American enclave located approximately 4 miles to the south of Corte Madera in the unincorporated area of Marin County. The Black/African American population of Marin City is 22 percent, considerably higher than the 1 percent found in Tiburon, as well as any other communities in Marin County.

Marin City was founded in 1942 as part of the wartime ship building efforts of World War II. In the early 1940s, many African American's migrated from the South for better wages and more consistent work. Over time federal and local policies prevented people of color, particularly the Black population of Marin City, from moving out. This included low interest rate loans offered to white families only. Additionally, restrictive covenants were an effective way to segregate neighborhoods and beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. because of its belief that mixed-race neighborhoods lowered property values. These racially restrictive covenants made it illegal for African Americans to purchase, lease or rent homes in many white communities. Restrictive covenants were placed in most communities in Marin County, making it impossible for people of color to become homeowners. Restrictive covenants are no longer enforceable.

Today, Marin City has a sizable African American and low-income population, compared to surrounding communities, which are mostly affluent and white. The median income in Marin City is $65,958, with nearly 30 percent of residents living below the poverty line. The Marin City community has experienced significant gentrification pressures and displacement of lower-income Black/African American residents, and the Black/African American population has declined for about 40 percent in 2010 to 22 percent in 2019.

Marin's Native American Population

The Native American population is less than one percent in Tiburon and throughout Marin County. Nonetheless, the Native American population has roots in Marin County as its native inhabitants. According to U.S. Department of Interior, the Coast Miwok first settled the Tomales Bay area between 2,000 and 4,00 years ago.[12] Evidence of villages and smaller settlements along the Bay are concentrated within Point Reyes National Seashore. The Coast Miwok are believed to have located their settlements on coves along the bay and to live a semisedentary lifestyle. Southern Popo people are also known to have inhabited Marin before colonization.

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[12] Avery, C. (2009). Tomales Bay environmental history and historic resource study- Point Reyes National Seashore. Pacific West Region National Park Service, U.S. Department of the Interior.

The Tomales Bay area and other areas in what is now Marin County was changed dramatically by the Spanish colonization and Missionaries. In the late 1700s, Coast Miwok were interned in four San Francisco Bay area missions and by the end of the Spanish occupation, Coast Miwok population had fallen from 3,000 to between 300 and 500.

Coast Miwoks were further excluded from their land during the Mexican California and Ranching Era in Marin County (1821-1848).During this time, "the Mexican government transformed Coast Miwok land into private property, and all the land surrounding Tomales Bay had been granted to Mexican citizens."[13] The town of Tiburon's history is traced back to a Mexican land grant in 1834 that transferred an area known as Rancho Corte Madera del Presidio to Irish immigrant John Reed.

Colonization and private property systems had excluded the Coast Miwoks from home/land ownership and left them with limited choices to make a living. The Coast Miwok were forced into the Mexican economy as ranch laborers and cooks and maids.

In 1848, Tomales Bay changed hands to the United States through the Treaty of Guadalupe Hidalgo and underwent a radical transformation as San Francisco became a metropolitan center. While the treaty "guaranteed certain rights to California Indians... the Coast Miwok were increasingly marginalized under American rule."[14] The government did not make any treaties with the Coast Miwok nor did they set aside a reservation for the group, probably due to the small number of survivors. There was an estimated only 218 Coast Miwoks in Marin County by 1852. The 1870 census only listed 32 Indians in Point Reyes and Tomales Townships and by 1920, only five remained.

In 1920, after the Lipps-Michaels Survey of Landless Indians (a congressional study) concluded that Native Americans in Marin and Sonoma County deserved their own reservation, the Bureau of Indian Affairs was unable to find land in the Tomales Bay for the Coast Miwok. According to the U.S. Department of the Interior "property owners were unwilling to sell land for an Indian reservation" and the government ended up purchasing a 15.5 acre parcel near Graton in Sonoma County – far from traditional Coast Miwok land. Some Coast Miwok moved to the area but the sites proved to be too small, steep, and lacked water and funds to build housing. Eventually the Coast Miwoks left the land as a community center and continued to pursue work elsewhere as farm workers or house keepers.

The Coast Miwok community also had ancestral land in Tiburon, as well as Belvedere, Angel Island, Strawberry, Mill Valley, Corte Madera, Larkspur, Sausalito, Marin City, San Rafael, Fairfax, Nicasio, San Geronimo, Novato, and Olompali,.[15] In fact, Marin County's namesake comes from Chief Marin, a Miwok leader whose name was Huicmuse but was later given the name Marino by missionaries after he was baptized at Mission Dolores in 1801.[16]

In the 1990s, Coast Miwok descendants began to lobby for federal recognition as a tribe and in 1997, they were granted official status as the Federated Indians of Graton Rancheria- which in 2009 included 1,000 members of Coast Miwok and Southern Pomo descent. The group remined landless at the turn of the 21st century. Today, Native American communities are represented by the Federated Indian of Graton Rancheria as well as by active organizations such as the Coast Miwok Tribal Council of Marin- a

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[13] Avery (2009). P. 31

[14] Avery (2009). P. 62

[15] Who We Are. Marin Coast Miwoks. https://www.marinmiwok.com/who-we-are

[16] Wilson, M.A. (2021, October 11). The story behind Marin County's namesake, "Chief Marin" — how the Coastal Miwok left a cultural and physical legacy that lingers today. Marin Magazine. https://marinmagazine.com/community/history/the-story-behind-marin-countys-namesake-chief-marin-and-how-thecoastal-miwok-left-a-cultural-and-physical-legacy-that-lingers-today/

core group of lineal Marin Coast Miwok descendants and the Marin American Indian Alliance - longstanding Marin County 501c3 non-profit organization connecting American Indians living in Marin and the San Francisco Bay Area at large.**Figure D-5: Minority Concentrations by Block Group (2010)**

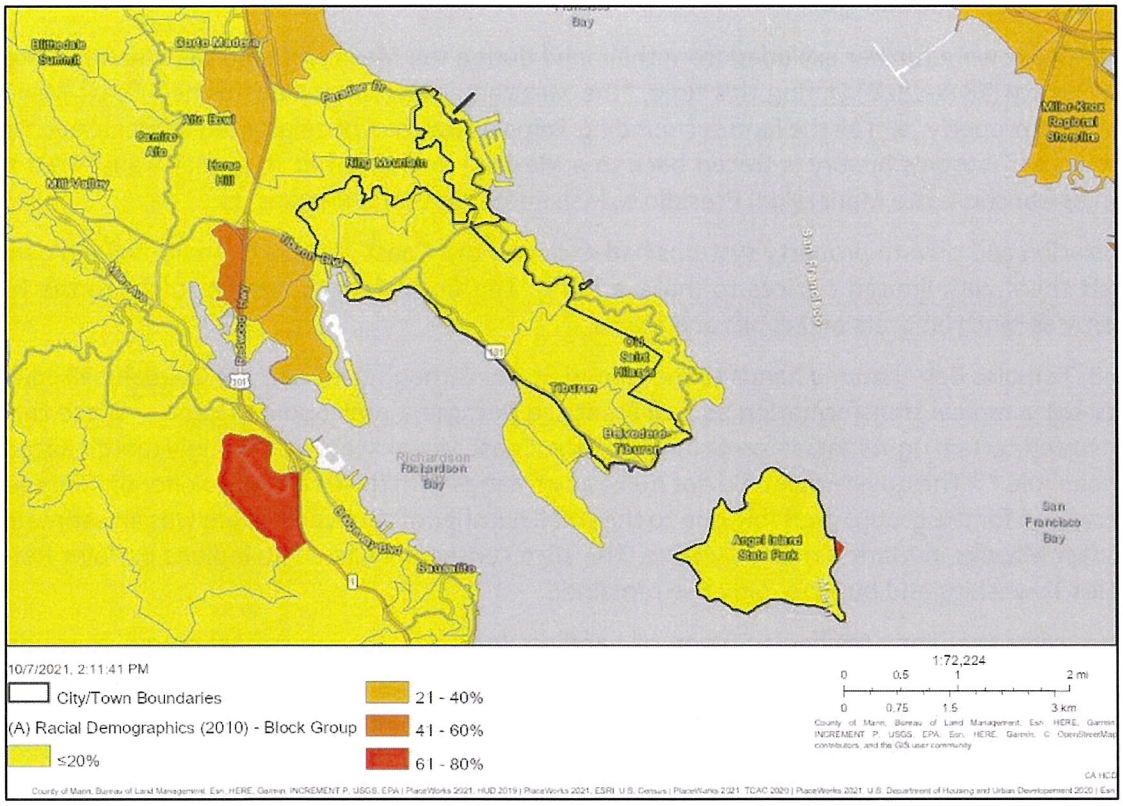


Figure D-6: Minority Concentrations by Block Group (2018)

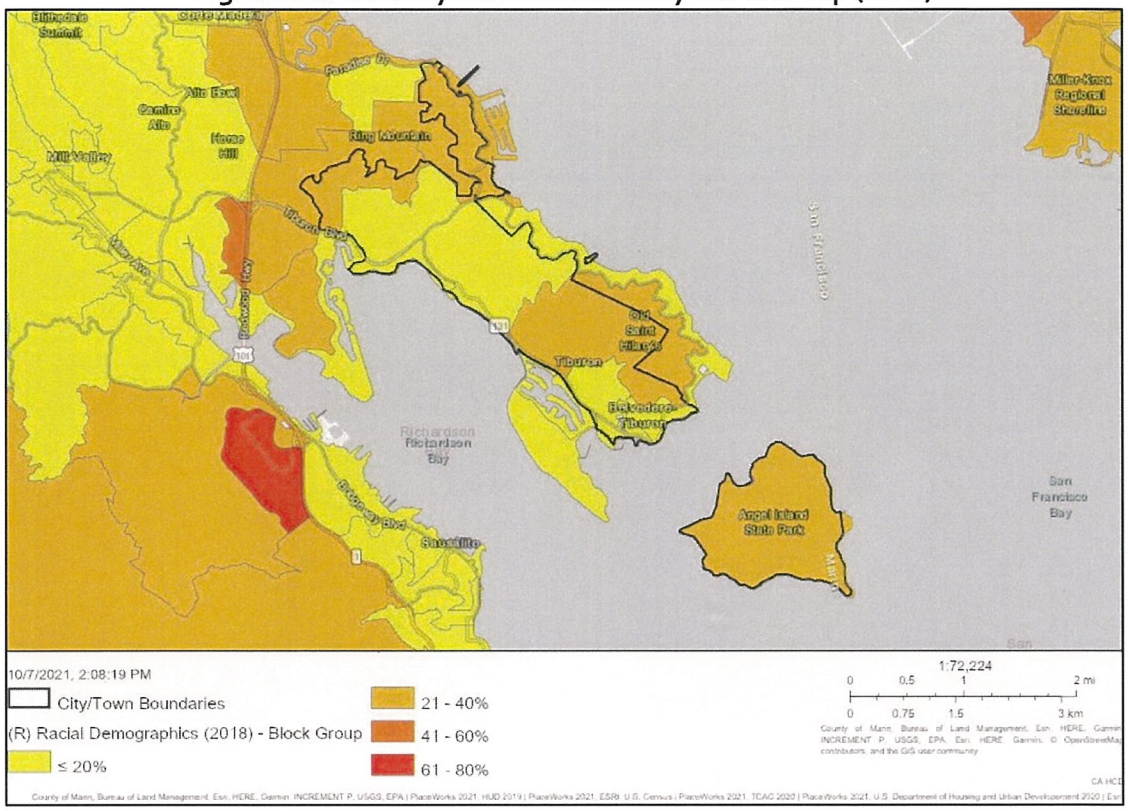
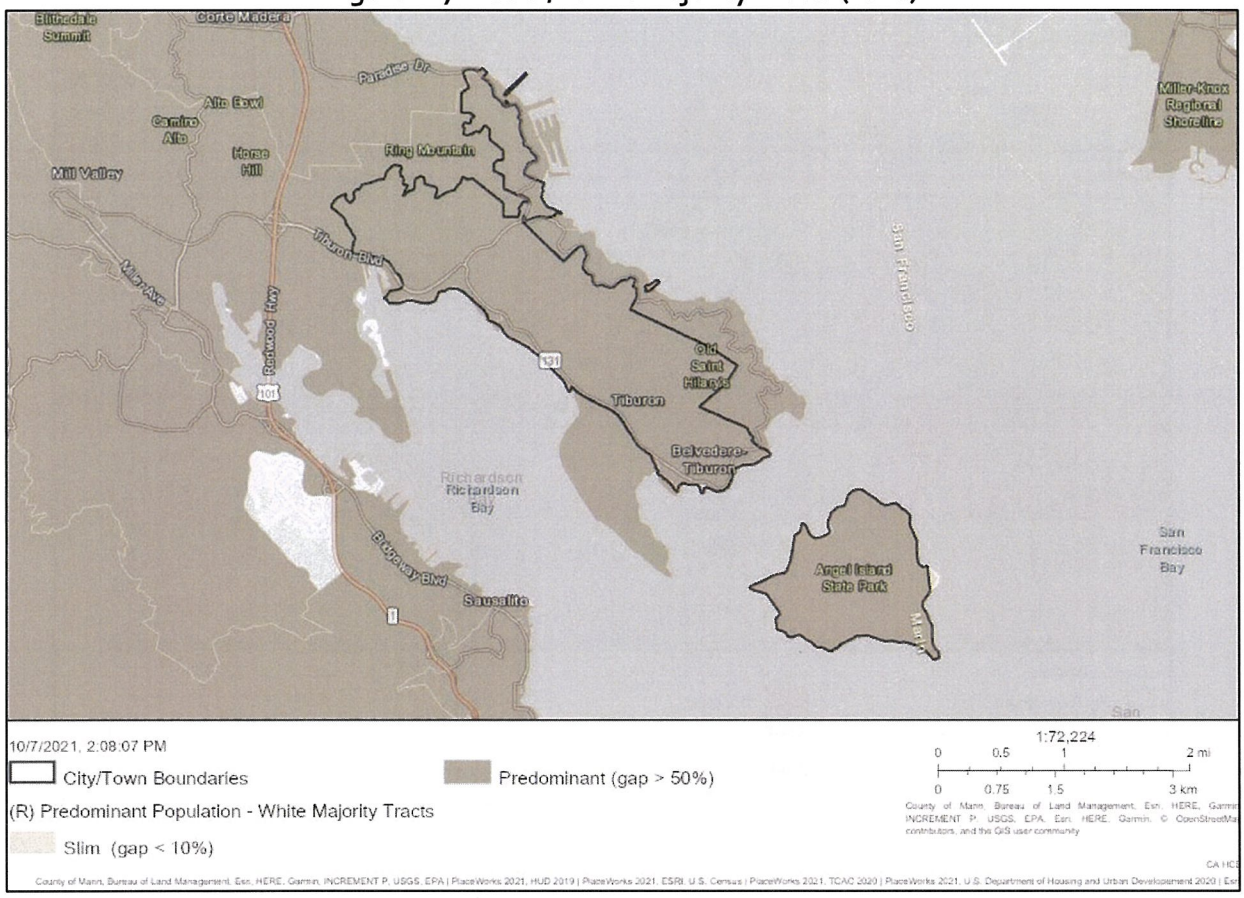


Figure D-7: Racial/Ethnic Majority Tracts (2018)



Sites Inventory

As discussed previously, all Tiburon block groups are comprised of non-White populations below 40 percent. It is important to note that block groups in the Town have populations of racial/ethnic minorities ranging from 9.6 percent to 23.5 percent. The ranges shown in **Figure D-8** and **Table D-7** below may exaggerate the concentrations of non-White populations.

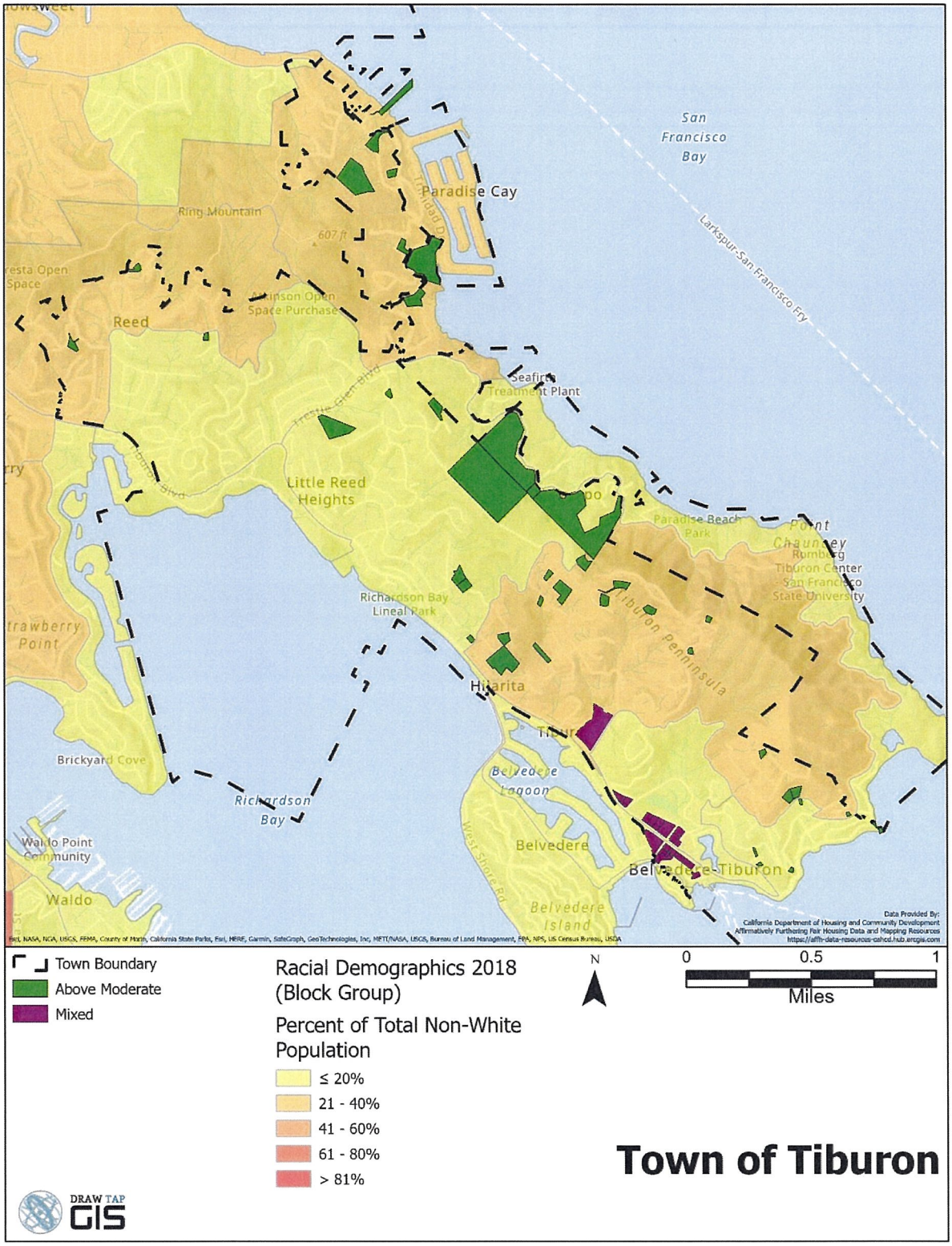
Most units (6976.880.9 percent) are in block groups where 20 percent or less of the population belongs to a racial or ethnic minority group, including most lower income units (81.84.5 percent) and moderate income units (94.87 percent). The Town's RHNA strategy does not disproportionately place lower or moderate income units in areas with higher concentrations of racial/ethnic minority populations.

Table D-7: Distribution of RHNA Units by Racial/Ethnic Minority Concentration

Percent Non-White (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<=20%	2432432 83	81.8%81 .8%84.5 %	7373107	94.8%94 .8%94.7 %	1181621 79	46.3%65 .3%69.9 %	4344785 70	69.0%76 .8%80.9 %
21-40%	545452	18.2%18 .2%15.5 %	446	5.2%5.2 %5.3%	1378677	53.7%34 .7%30.1 %	1951441 35	31.0%23 .2%19.1 %

Total	2972973 35	100.0%1 00.0%10 0.0%	7777113	100.0%1 00.0%10 0.0%	2552482 56	100.0%1 00.0%10 0.0%	6296227 05	100.0%1 00.0%10 0.0%

Figure D-8: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)



Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

Regional Trends

Marin County's population with a disability [17] is similar to that in the Bay Area. As presented in **Table D-8**, in Marin County, 9.1 percent of the population has a disability, compared to 9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the County (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County's population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the County and Bay Area.

Table D-8: Populations of Persons with Disabilities – Marin County

	Bay Area Percent with a Disability	Marin County Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%

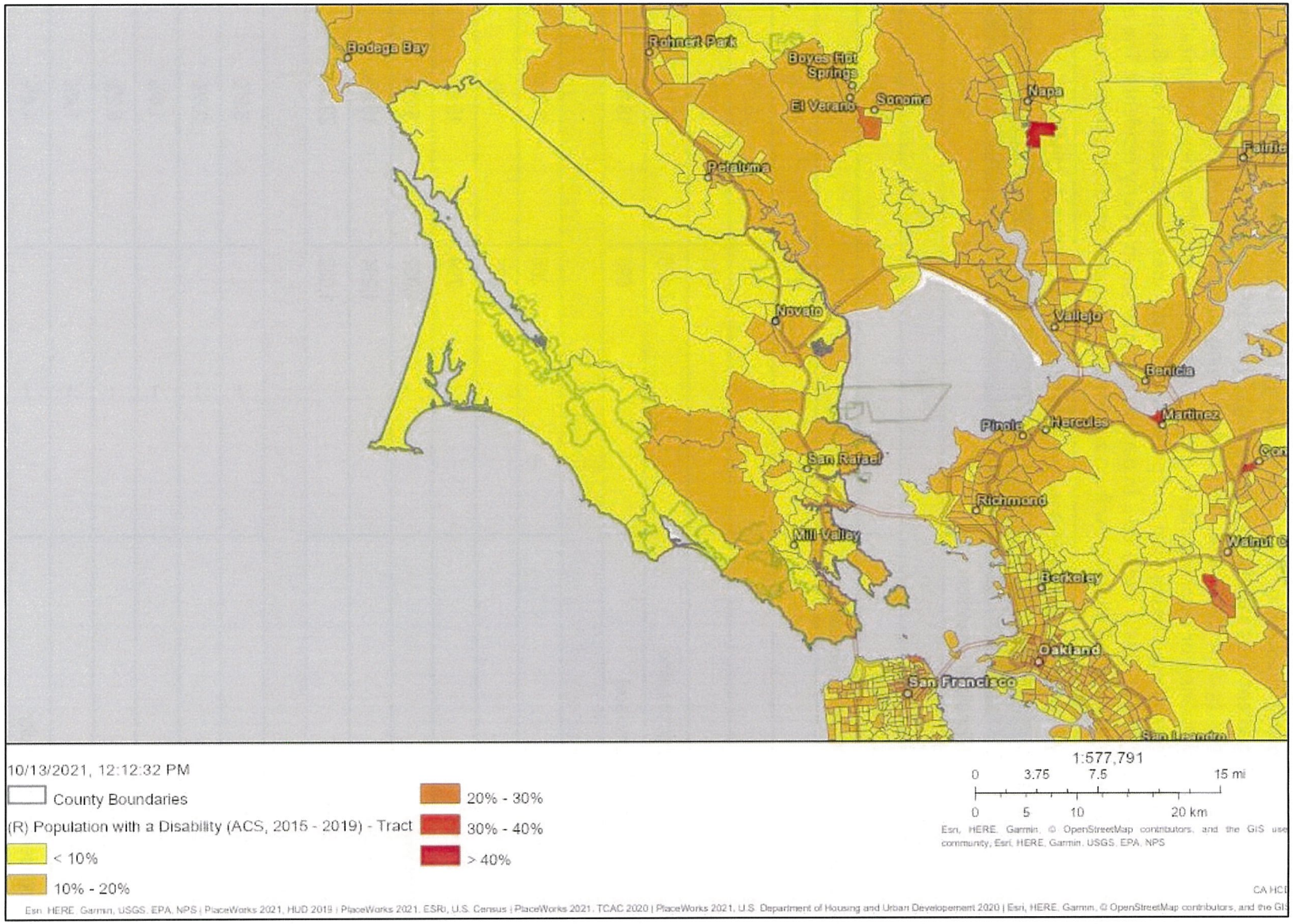
[17] The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20carrying.

18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%

***1.** The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.*
Sources: American Community Survey, 2015-2019 (5-Year Estimates).

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. **Figure D-9** shows that less than 20 percent of the population in all tracts in the County have a disability. Persons with disabilities are generally not concentrated in one area in the region. **Figure D-9** also shows that only few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Figure D-9: Regional Populations of Persons with Disabilities by Tract (2019)



Local Trends

According to the 2015-2019 ACS, 9.9 percent of Tiburon residents experience a disability, compared to 9.1 percent countywide. Disabilities are most common among elderly residents aged 75 and older (29.3 percent with a disability), followed by adults aged 18 to 34 (15.9 percent with a disability), and seniors aged 65 to 74 (15.8 percent with a disability) (**Table D-9**). The most common disabilities in Tiburon are ambulatory difficulties (5.2 percent) and independent living difficulties (4.4 percent). Ambulatory difficulties, difficulty walking or climbing stairs, and independent living difficulties are typically most common among elderly adults. The population of persons with disabilities has increased from 8.4 percent during the 2008-2012 ACS. This is likely due, in part, to the increase in elderly residents. The elderly population aged 65 and older in Tiburon grew from 21 percent to 25.7 percent during the same period.

Table D-9: Populations of Persons with Disabilities – Tiburon (2019)

	Total Population	Percent with a Disability
Total civilian non-institutionalized population	9,113	9.9%
Race/Ethnicity		
Black or African American alone	92	59.8%
American Indian and Alaska Native alone	15	0.0%
Asian alone	251	37.1%
Some other race alone	321	15.0%
Two or more races	681	12.2%
White alone, not Hispanic or Latino	7,428	8.1%
Hispanic or Latino (of any race)	695	18.0%
Age		
Under 5 years	266	0.0%
5 to 17 years	1,675	1.6%
18 to 34 years	794	15.9%
35 to 64 years	4,052	5.9%
65 to 74 years	1,294	15.8%
75 years and over	1,032	29.3%
Type		
Hearing difficulty	--	3.9%
Vision difficulty	--	2.6%
Cognitive difficulty	--	1.6%
Ambulatory difficulty	--	5.2%
Self-care difficulty	--	1.4%
Independent living difficulty	--	4.4%

Sources: American Community Survey, 2015-2019 (5-Year Estimates).

Figure D-10 shows the population of persons with disabilities by census tract based on the 2015-2019 ACS. There are two tracts that encompass the majority of the Town: tract 1241 in the northwestern section of the Town, also encompassing parts of the unincorporated County including Ring Mountain and the Strawberry Community; and tract 1242 in the southern section of the Town and most of Angel Island, also encompassing northern coastal areas that are not part of the Town. Quarry Point, located on the eastern side of Angel Island, is not included in tract 1242 and is not considered part of Tiburon. A small portion of the Town is also located in tract 1230, which encompasses mostly the City of Belvedere.

The southwestern Tiburon tract (tract 1242) has a higher concentration of persons with disabilities compared to the northern tract (tract 1241). According to the HCD AFFH Data Viewer, 6.5 percent of the population in tract 1241 experiences one or more disability, compared to 12.2 percent in tract 1242. Tract 1230 has a population of persons with disabilities of 8.9 percent.

Tract 1242 on the southern side of the Town contains one block group with racial/ethnic minority populations exceeding 20 percent; however, block groups with larger racial/ethnic minority populations are not concentrated in this tract alone. According to the 2015-2019 ACS, 20.3 percent of the population in tract 1241 are aged 65 or older, while 31.4 percent of the population in tract 1242 are aged 65 or older. The population of elderly adults residing in tract 1242 likely contributes to the heightened concentration of persons with disabilities.

Sites Inventory

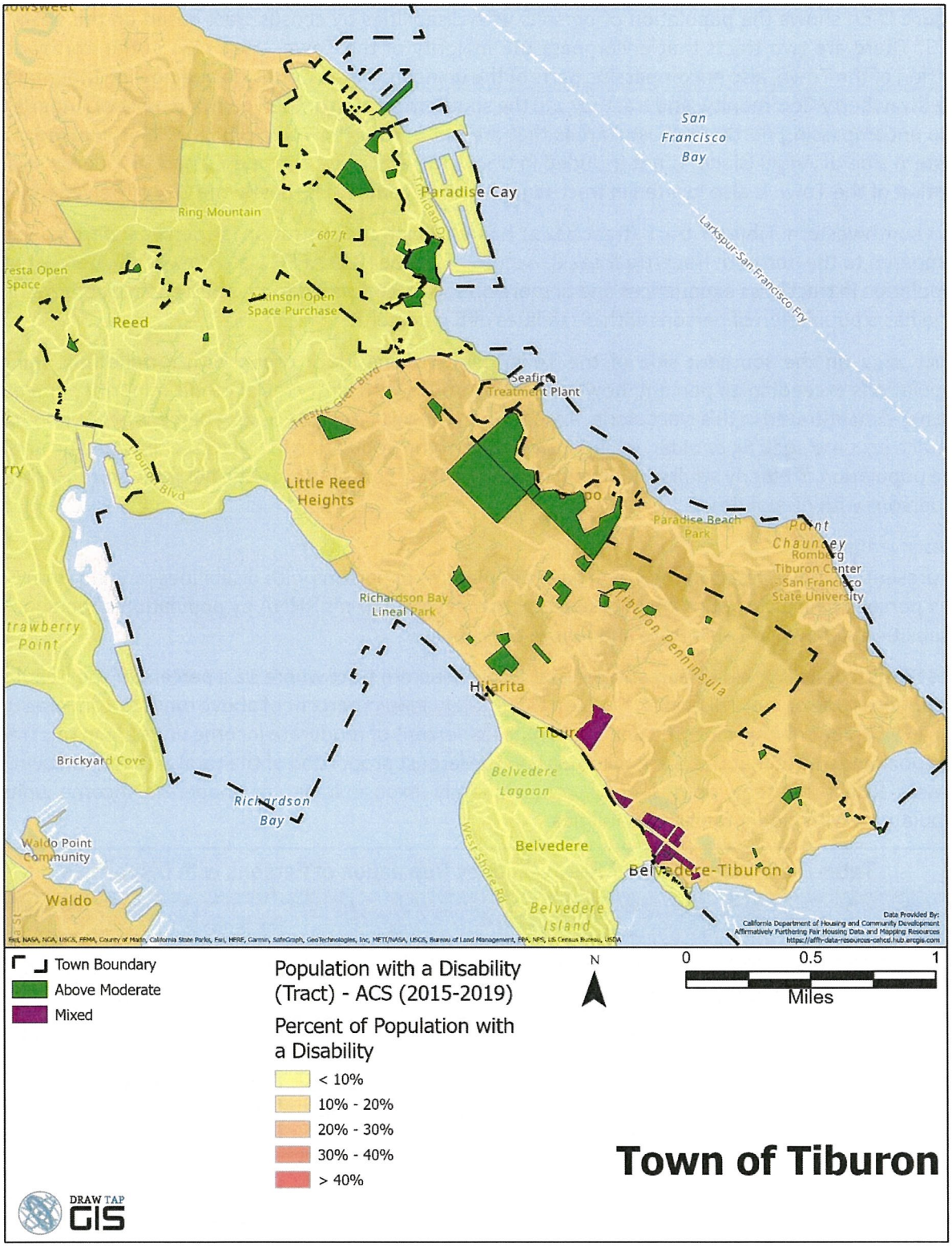
As presented above, tracts in the Town have populations of persons with disabilities ranging from 6.5 to 12.2 percent. The distribution of units selected to meet the Town's RHNA by population of persons with disabilities is shown in **Table D-10** and **Figure D-10**, below.

Most RHNA units (71.980.13 percent) are in the southeastern tract where 12.2 percent of the population experiences one or more disability. ~~Over~~ Approximately 778057 percent of above moderate income units, 79.176.7 percent of lower income units, and 94.81.2 percent of moderate income units are in this tract. It is important to note that this tract encompasses the largest proportion of the total area in the Town. The Town's RHNA strategy does not disproportionately expose lower or moderate income units to populations with higher rates of disabilities.

Table D-10: Distribution of RHNA Units by Population of Persons with Disabilities

Percent with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	626278	20.9%20.9%23.3%	4410	5.2%5.2%8.8%	1115851	43.5%23.4%19.9%	1771241 39	28.1%19.9%19.7%
10-20%	2352352 57	79.1%79.1%76.7%	7373103	94.8%94.8%91.2%	1441902 05	56.5%76.6%80.1%	4524985 66	71.9%80.1%80.3%
Total	2972973 35	100.0%100.0%100.0%	7777113	100.0%100.0%100.0%	2552482 56	100.0%100.0%100.0%	6296227 05	100.0%100.0%100.0%

Figure D-10: Sites Inventory and Concentration of Persons with Disabilities by Tract (2019)



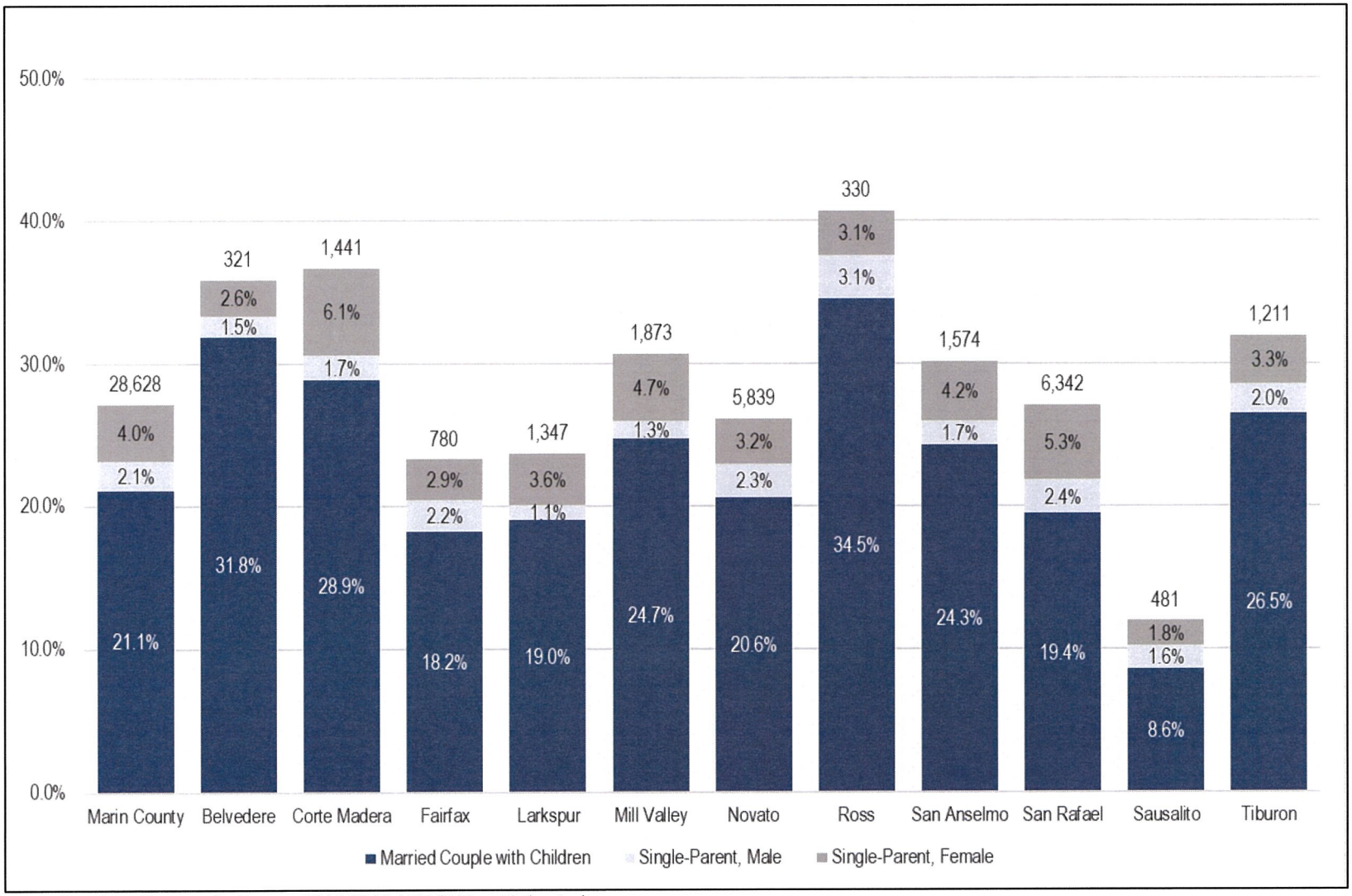
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (**Figure D-11**). In the Bay Area, about 32 percent of households have children and like in the County, the majority of households with children are married-couple households. Within Marin County, the cities of Larkspur and Ross have the highest percentage of households with children (50.1 percent and 40.6 percent, respectively). Larkspur, Corte Madera, and San Rafael have concentrations of single-parent households exceeding the countywide average. **Figure D-12** shows the distribution of children in married households and single female headed households in the region. Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in **Figure D-13**. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays.

Figure D-11: Households with Children in Marin County and Incorporated Cities (2019)



Source: American Community Survey, 2015-2019 ACS (5-Year Estimates)

Figure D-12: Regional Percent of Children in Married Couple Households by Tract (2019)

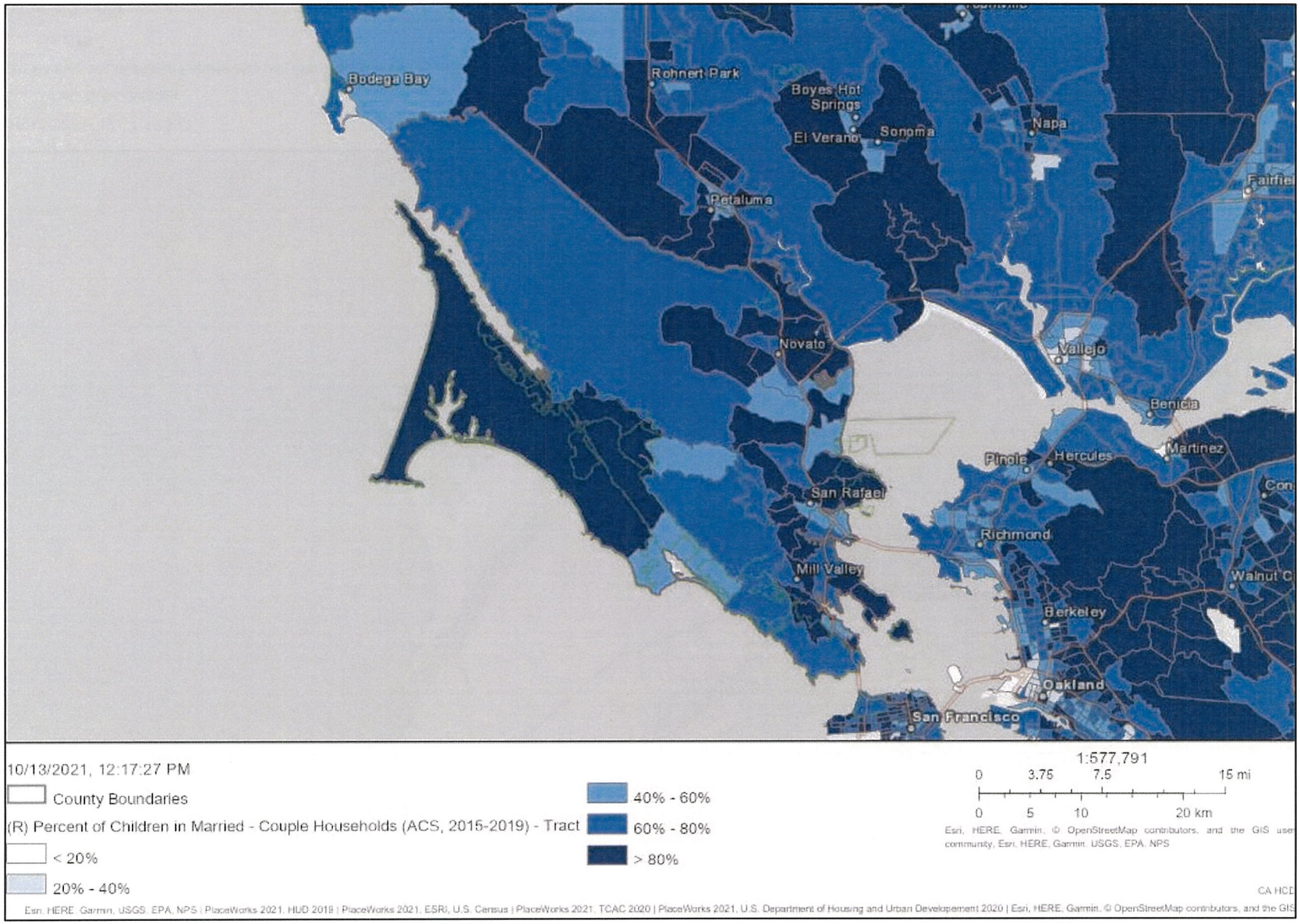
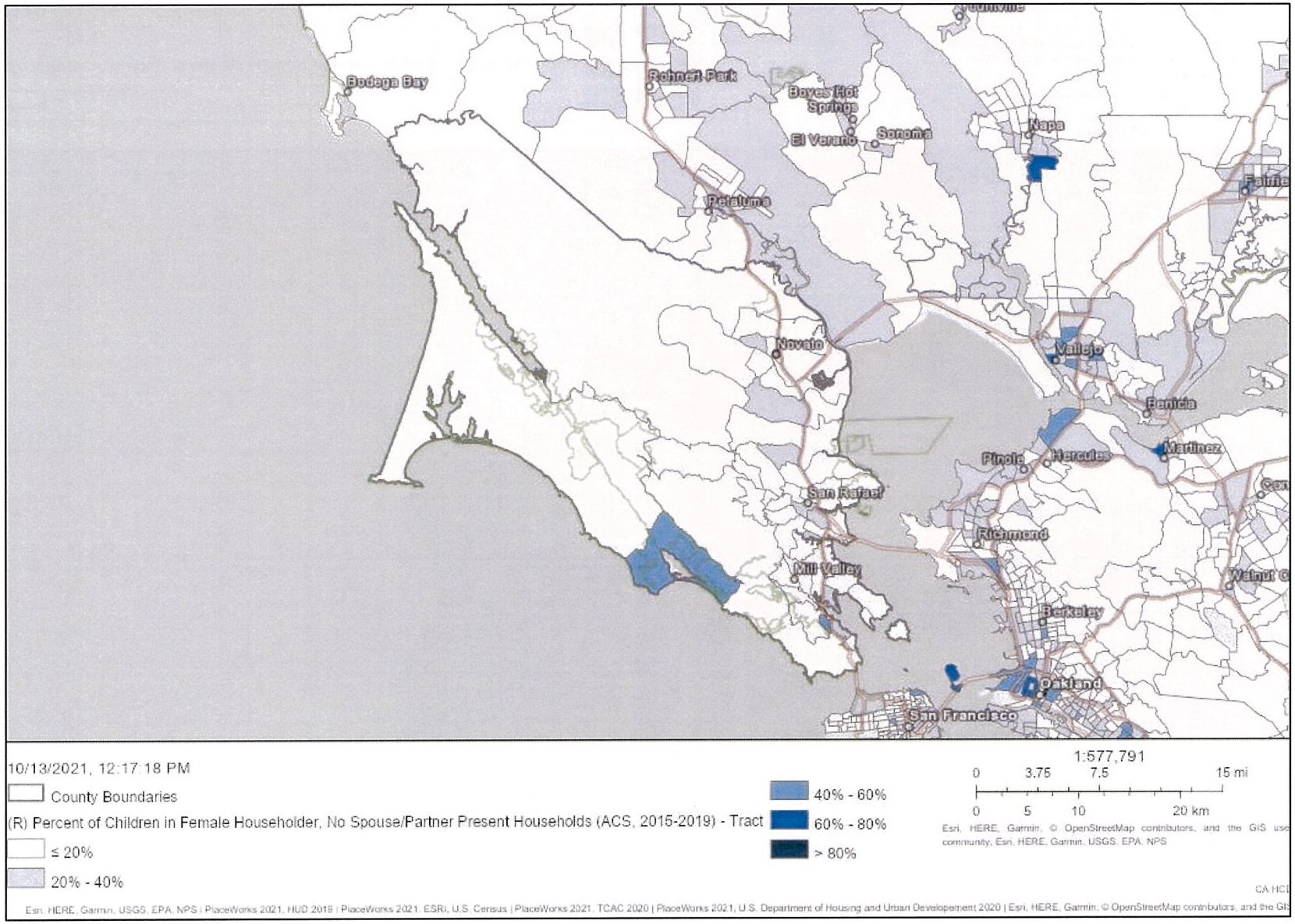


Figure D-13: Regional Percent of Children in Female-Headed Households by Tract (2019)



Local Trends

Tiburon has seen a slight decrease in the proportion of households with children in recent years (**Table D-11**). During the 2006-2010 ACS, there were 1,194 households with children representing 33.6 percent of all Town households. The most recent 2015-2019 ACS estimates show there is now 1,211 households with children in Tiburon representing only 31.9 percent of households town-wide. The number of single-parent female-headed households has increased most significantly, from 92 housing in 2010 to 127 households in 2019, a 38 percent increase. There is no single-parent male-headed households in Tiburon currently. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. The Town has seen an increase in total households of seven percent during this period, but an increase of only 0.6 percent married couple households with children.

Table D-11: Change in Household Type – Households with Children (2006-2019)

Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	1,001	28.2%	1,007	26.5%	0.6%
Cohabiting couple with children	--	--	77	2.0%	N/A
Single-parent, male-headed	73	2.1%	0	0.0%	-100.0%
Single-parent, female-headed	92	2.6%	127	3.3%	38.0%
Total Households with Children	***1,194***	***33.6%***	***1,211***	***31.9%***	***1.4%***
Total Households	**3,551**	**100.00%**	**3,798**	**100.0%**	**7.0%**

-- = data not available.
Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates).

As shown in **Figure D-14**, more than 80 percent of children in both Tiburon tracts live in married couple households. Approximately 87 percent of children in tract 1241 on the northwestern side of Town and 85 percent of children in tract 1242 on the southeastern side of the Town live in married couple households. Less than 20 percent of children live in single-parent female-headed households in both tracts (**Figure D-15**).

Figure D-14: Percent of Children in Married Couple Households by Tract (2019)

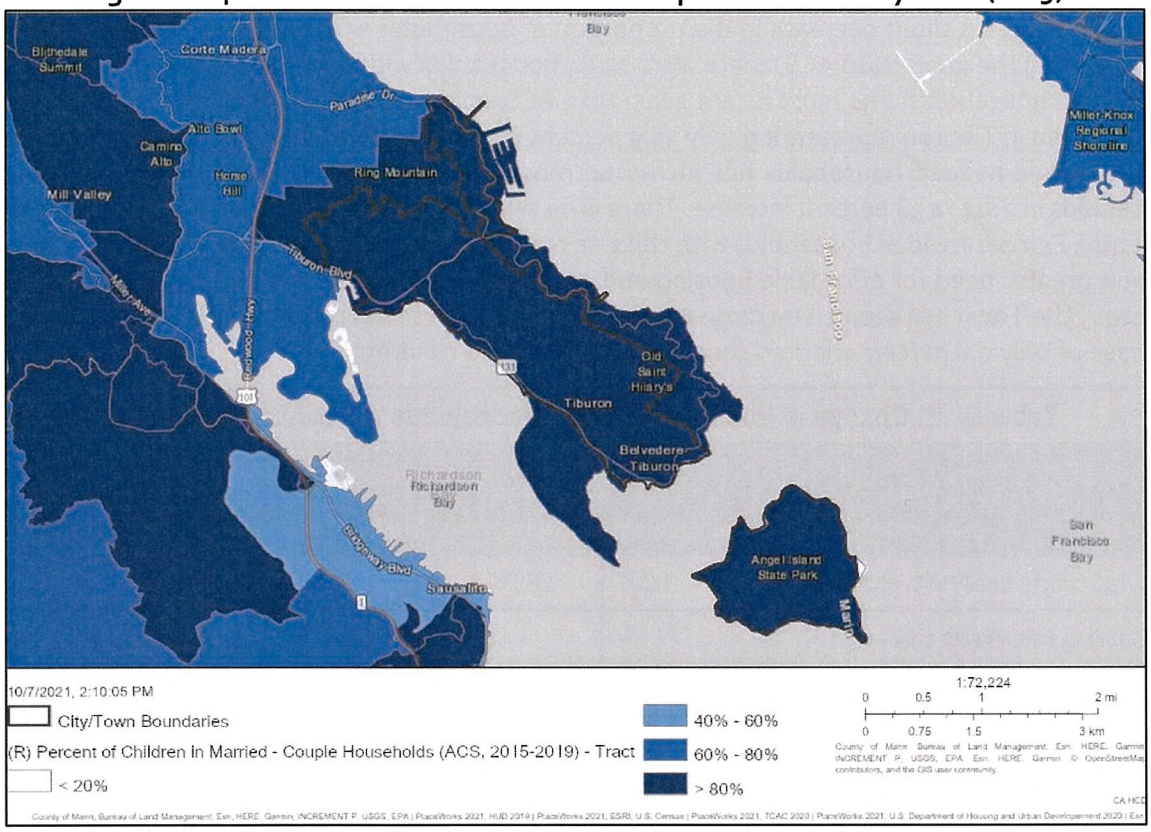
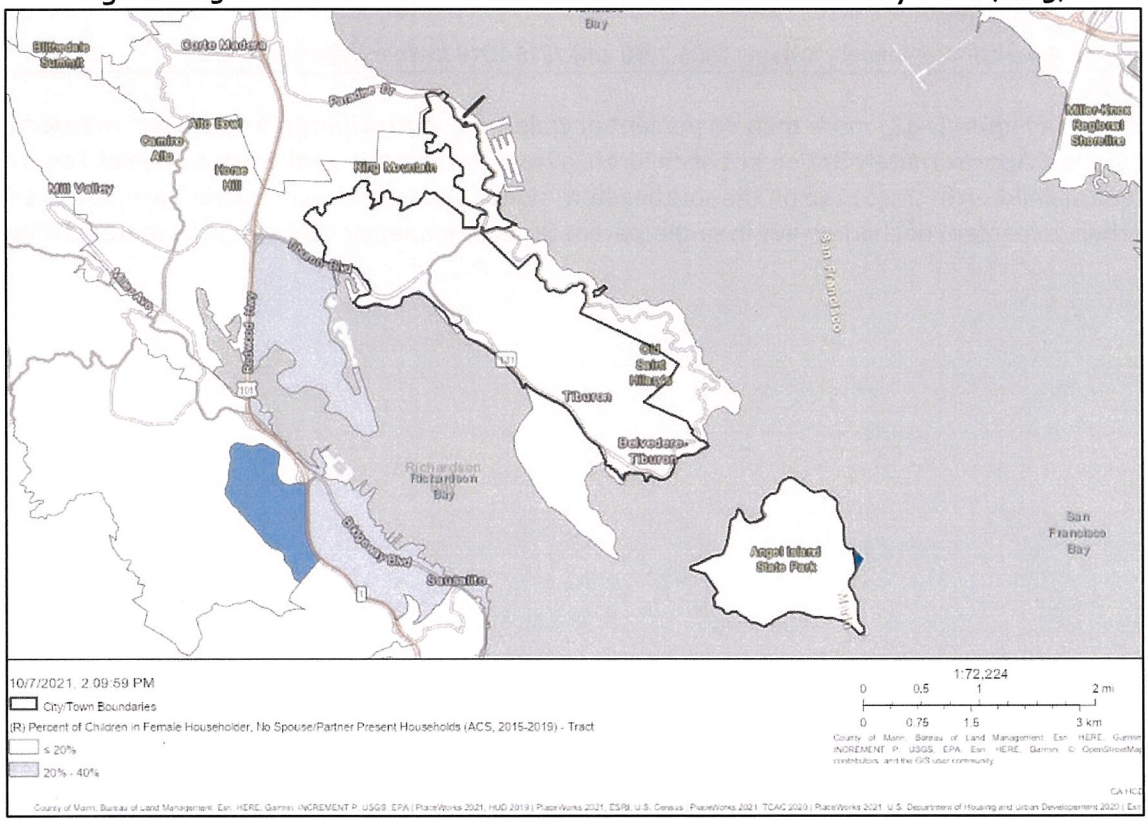


Figure D-15: Percent of Children in Female-Headed Households by Tract (2019)



Sites Inventory

As presented previously, there are no concentrations of children living in female-headed households in the Town. Further, both tracts in the Town have populations of children living in married couple households exceeding 80 percent. Therefore, all units selected to meet the Town's RHNA are in tracts with similar populations of children living in married couple or single-parent female-headed households.

The Town's RHNA strategy does not disproportionately place RHNA units in tracts with higher concentrations of children in single-parent households or tracts with lower concentrations of children in married couple households.

Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)[18] data based on the 2017 ACS, 40.5 percent of Marin County households are low or moderate income, earning 80 percent or less than the area median income (AMI) (**Table D-12**). A significantly larger proportion of renter households in Marin County are LMI. Nearly 60 percent of renter households are considered LMI compared to only 29.8 percent of owner households. **Figure D-16** shows that LMI populations are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia.

Table D-12: Marin County Households by Income Category and Tenure

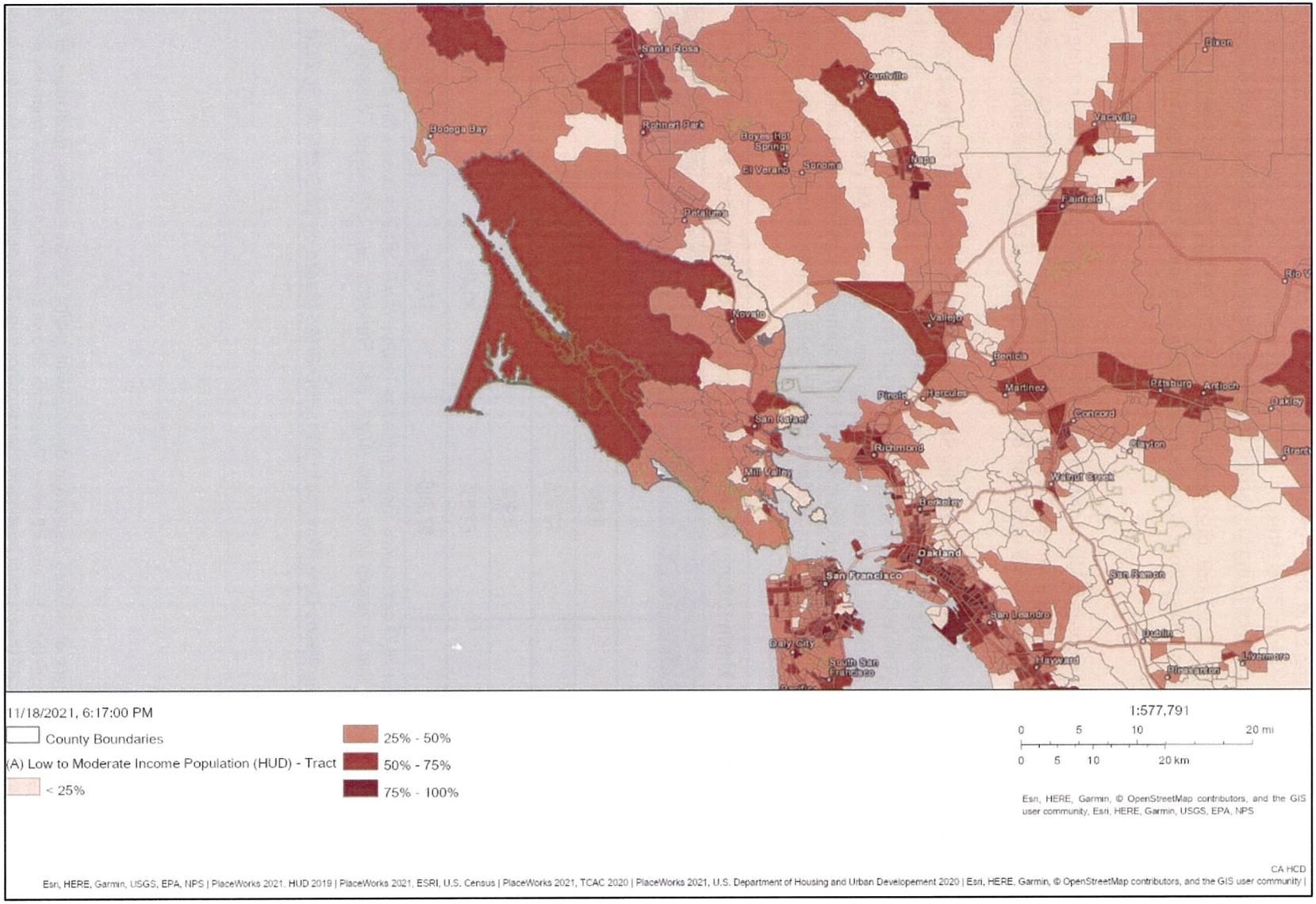
Income Category	Owner	Renter	Total
0%-30% of AMI	8.7%	26.0%	14.9%
31%-50% of AMI	8.5%	16.0%	11.2%
51%-80% of AMI	12.6%	17.6%	14.4%
81%-100% of AMI	8.4%	10.0%	8.9%
Greater than 100% of AMI	61.8%	30.4%	50.5%
Total	**67,295**	**37,550**	**104,845**

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

[18] Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

Figure D-16: Regional Concentrations of LMI Households by Tract



Local Trends

Nearly 69 percent of households in Tiburon earn more than 100 percent of the area median income (AMI). However, a significantly larger proportion of owner-occupied households earn 100 percent of the AMI or more compared to renter-occupied households. Owners tend to have higher incomes than renters. Households earning less than 80 percent of the AMI are considered lower income households. Only 21.3 percent of households in the Town are lower income households. Less than 15 percent of owner-occupied households are considered lower income compared to 36 percent of renters. While renters are more likely to earn less than 80 percent of the AMI and be considered lower income, there is a significantly lower proportion of lower income owners and renters in Tiburon compared to the County. According to 2015-2019 ACS estimates, the median household income in Tiburon is $154,915, higher than the County ($115,246) and neighboring cities of Corte Madera ($149,439), Larkspur ($109,426), and Sausalito ($111,906), but lower than Belvedere ($245,208) and Mill Valley ($163,614).

Table D-13: Tiburon Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	3.2%	15.7%	7.1%
31%-50% of AMI	4.5%	5.9%	5.0%
51%-80% of AMI	7.0%	14.4%	9.3%
81%-100% of AMI	8.5%	13.6%	10.1%
Greater than 100% of AMI	76.7%	50.4%	68.6%
Total	**2,645**	**1,180**	**3,825**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

Dissimilarity indices from the ABAG AFFH Segregation Report are presented in **Table D-14**. Household dissimilarity indices for Tiburon reveal that the Town is generally a mixed-income community compared to the Bay Area. However, segregation between lower and higher income households has increased since 2010 in the Town. Income dissimilarity indices for the Town are significantly lower than the region lower and higher income households in the Town have become increasingly segregated between 2010 and 2015.

Table D-14: Tiburon and Bay Area Income Dissimilarity Indices (2010-2015)

	Tiburon		Bay Area
Income Group	**2010**	**2015**	**2015**
Below 80% AMI vs. Above 80% AMI	0.5	10.5	19.8
Below 50% AMI vs. Above 120% AMI	7.9	14.2	25.3

Source: ABAG/MTC AFFH Segregation Report, 2022.

Figure D-17 shows the LMI populations in Tiburon by block group. A block group is considered an LMI area if more than 50 percent of households are low or moderate income. There is one block group in the Town located in the northwestern section of the Town along Tiburon Boulevard that is considered an LMI area. It is important to note that this block group encompasses Greenwood Cove which is not part of the incorporated Town. Approximately 68 percent of the population residing in this block group is low or

moderate income. This block group spans from the Audubon Wildlife Sanctuary to South Knoll Park. The ACS does not have data for number of households in this block group. This, as well as the plethora of parks and open space within this block group, indicates there are few households residing in this area of the Town. The block group containing the Quarry Point area of Angel Island is also an LMI area but is not part of incorporated Tiburon. The remaining block groups in Tiburon have LMI populations below 50 percent. Block groups with larger proportions of LMI households are not concentrated in a single area of the Town. The LMI area does not overlap with any other fair housing issues discussed above, including concentrations of racial/ethnic minority populations, populations of persons with disabilities, or children living in single-parent female-headed households (see **Figure D-6**, **Figure D-10**, and **Figure D-15**).

There are three subsidized housing projects in Tiburon: Cecilia Place (15 affordable units) located in the northwestern area of the Town, The Hilarita (91 affordable units) located in the southern section of the Town near Neds Way and Tiburon Boulevard, and Bradley House (12 affordable units) located in the southeastern area of the Town. None of the subsidized housing projects in the Town are located in LMI areas.

Sites Inventory

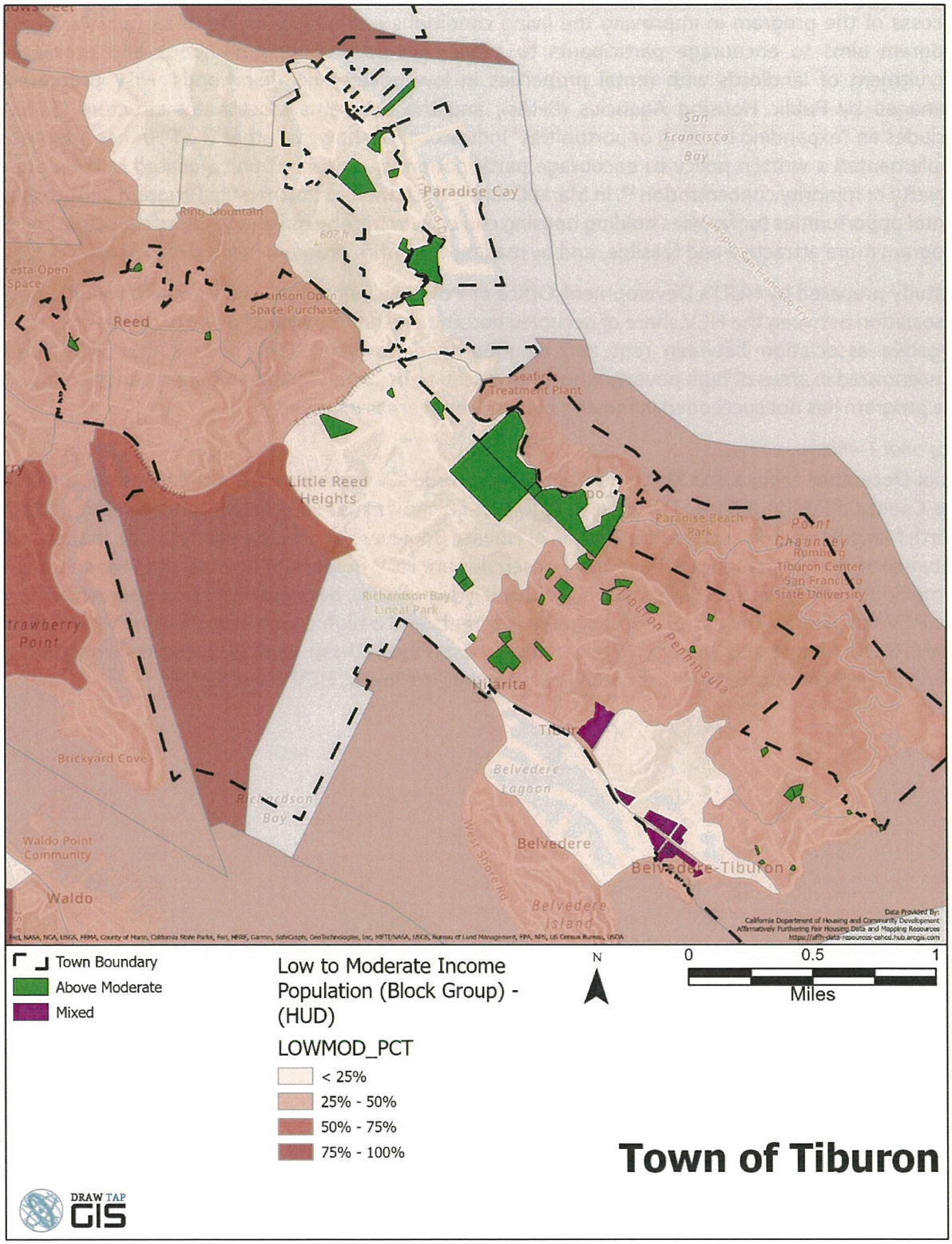
As shown above, there is one block group in the Town that is considered an LMI area with a population of low and moderate income households exceeding 50 percent. There are no RHNA units located in the block group. **Table D-15** and **Figure D-17** show the distribution of RHNA units by LMI population.

Nearly ~~62 58~~51 percent of RHNA units, including 61.6~~3.6~~ percent of lower income units, 62.3~~8.1~~ percent of moderate income units, and ~~57 52~~34 percent of above moderate income units, are in block groups where less than 25 percent of households are low or moderate income. The location of RHNA units generally follows trend town-wide and does not disproportionately place lower or moderate income units in block groups where LMI populations are high.

Table D-15: Distribution of RHNA Units by LMI Household Concentration

LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	1831~~832~~ ~~13~~	61.6%~~61~~ ~~.6%63.6~~ ~~%~~	~~484~~877	62.3%~~62~~ ~~.3%68.1~~ ~~%~~	87~~12~~914 ~~6~~	34.1%~~52~~ ~~.0%57.0~~ ~~%~~	3183~~604~~ ~~36~~	50.6%~~57~~ ~~.9%61.8~~ ~~%~~
25-50%	1~~141141~~ ~~22~~	38.4%~~38~~ ~~.4%36.4~~ ~~%~~	292~~936~~	37.7%~~37~~ ~~.7%31.9~~ ~~%~~	1681~~191~~ ~~10~~	65.9%~~48~~ ~~.0%43.0~~ ~~%~~	311~~2622~~ ~~69~~	49.4%~~42~~ ~~.1%38.2~~ ~~%~~
Total	**297~~2973~~** **~~35~~**	**100.0%~~1~~** **~~00.0%10~~** **~~0.0%~~**	**777~~7113~~**	**100.0%~~1~~** **~~00.0%10~~** **~~0.0%~~**	**255~~2482~~** **~~56~~**	**100.0%~~1~~** **~~00.0%10~~** **~~0.0%~~**	**629~~6227~~** **~~05~~**	**100.0%~~1~~** **~~00.0%10~~** **~~0.0%~~**

Figure D-17: Sites Inventory and LMI Population by Block Group



Housing Choice Vouchers (HCV)

An analysis of the trends in Housing Choice Voucher (HCV) concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration [19]. In Marin County, the Landlord Partnership Program aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty [20]. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

As of December 2020, 2,100 Marin households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in **Figure D-18** shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern Marin tract (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HVC use is the highest (**Figure D-19**). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

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[19] For more information of Marin County's SEMAP indicators, see: the County's Administrative Plan for the HCV Program. https://irp.cdn-website.com/4e4dabof/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf

[20] Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

Figure D-18: Regional HCV Concentration by Tract

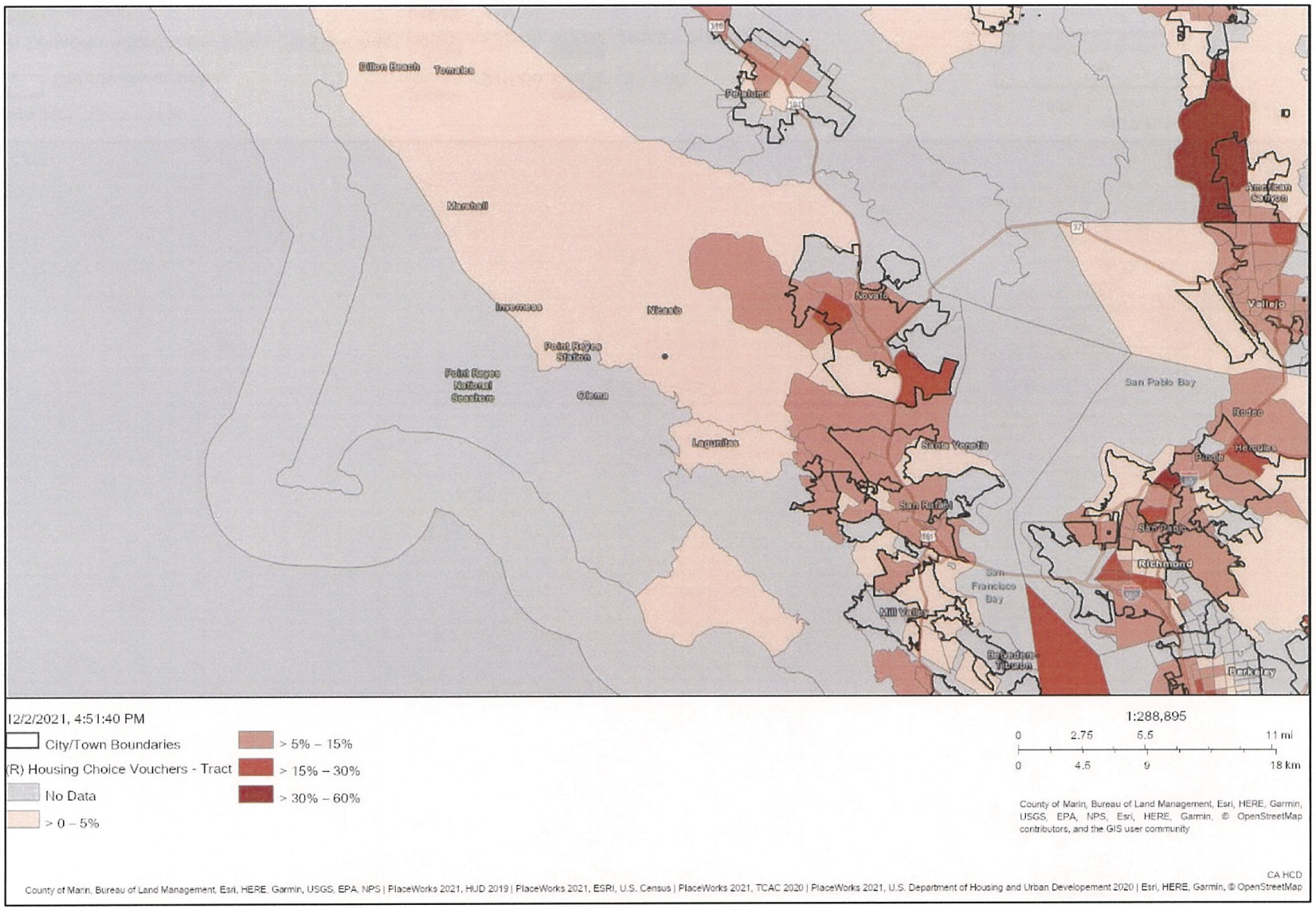
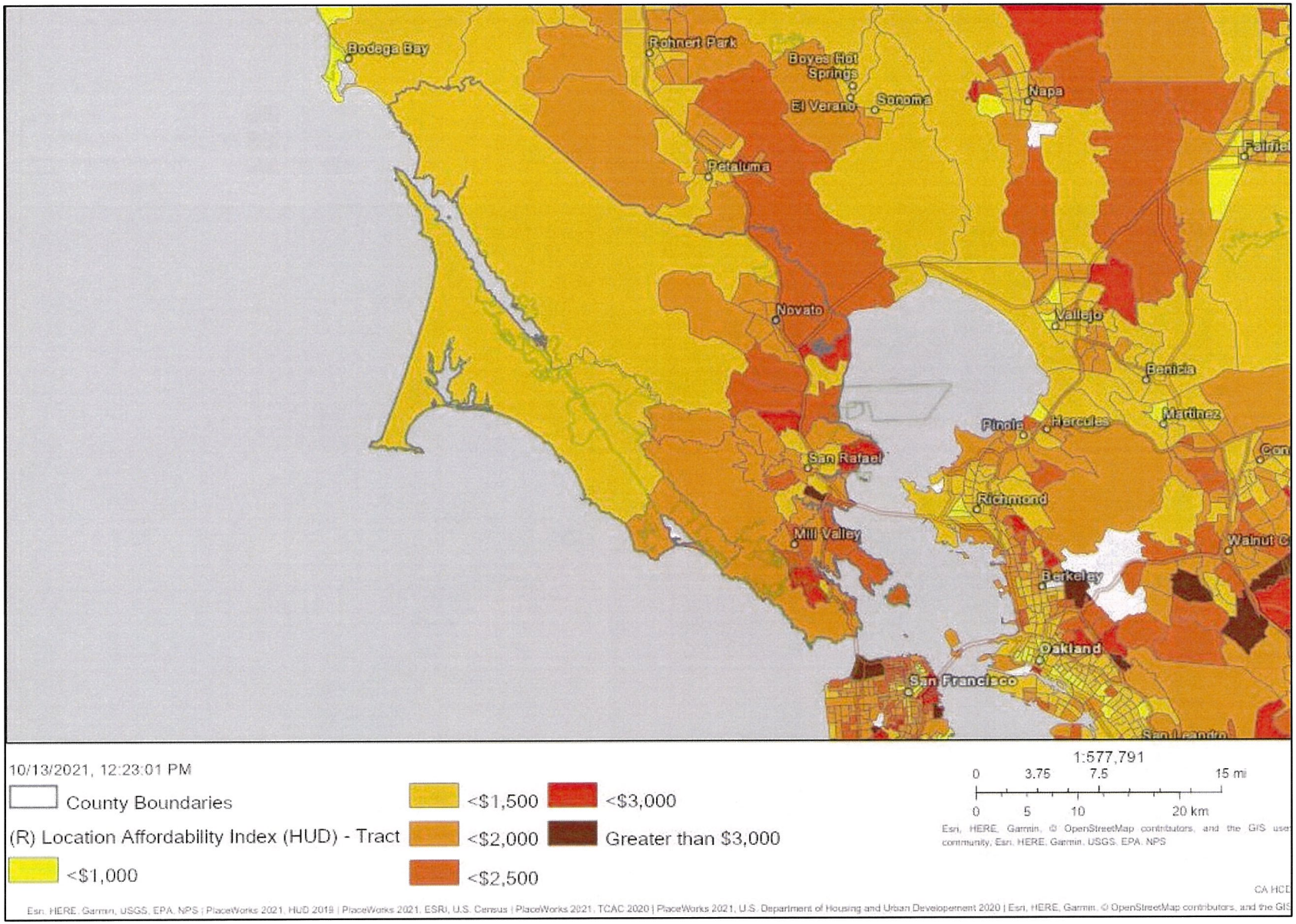


Figure D-19: Regional Median Gross Rent/Affordability Index by Tract



Local Trends

There is no data for renters receiving HCVs in the southeastern tract (1242) and only 1.8 percent of renters in the northwestern tract (1241) received HCVs. To restrict access to tenant information HCV locations are identified in public records by the owner, and not the tenant. Public data pertaining to the locations of HCV program participants are only available as U.S. Census Tract aggregations. Moreover, to protect the confidentiality of those receiving HCV Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this service. As presented in **Figure D-21**, rental prices are less affordable in Tiburon. Consistent with rental prices and HCV recipient rates, the Town is predominantly made up of high income households and lower concentrations of LMI households (see previous section on *Income Level*). Tiburon is a predominantly owner-occupied household community. Only 39.3 percent of households in tract 1241 (northwestern tract) and 33.1 percent of households in tract 1242 (southeastern tract) are renter-occupied. Cost burden and overpayment are further analyzed in Section 5, *Disproportionate Housing Needs*, of this Assessment of Fair Housing.

Figure D-20: HCV Concentration by Tract

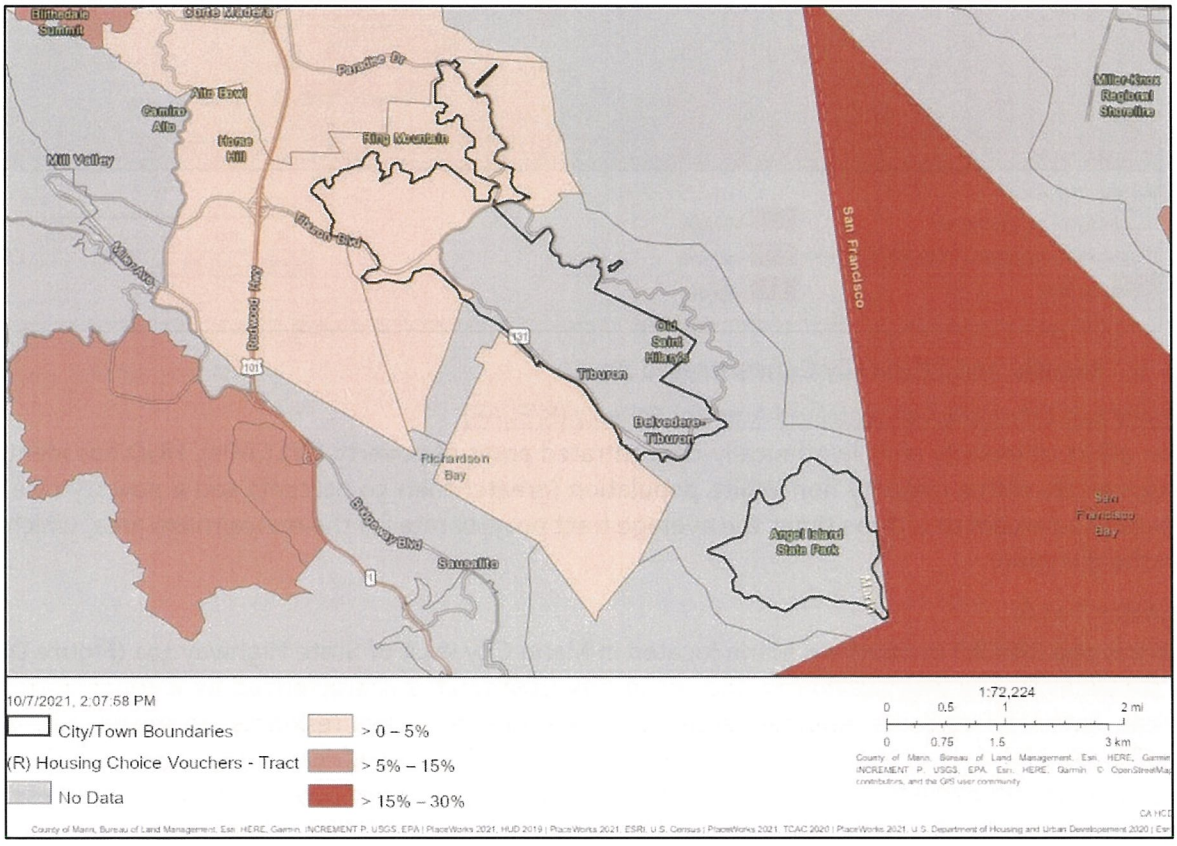
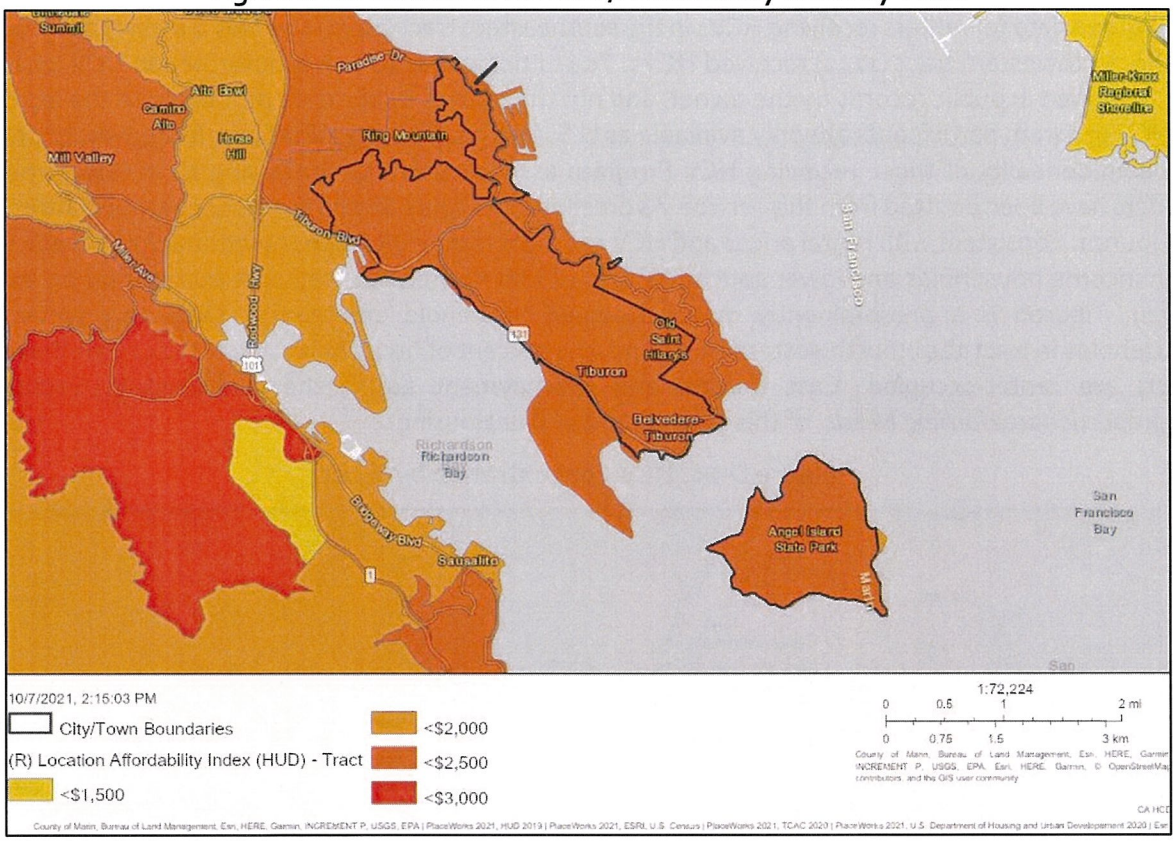


Figure D-21: Median Gross Rent/Affordability Index by Tract



3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (**Figure D-22**). As shown in **Figure D-4**, previously, the Marin City CDP tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City's residents are African American-significantly higher than the County's and unincorporated County's African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than $55,000, **Figure D-26**), especially compared to neighboring jurisdictions where median incomes are higher than $125,000. Marin City, where Marin County's only family public housing is located, also has the highest share of extremely low-income households in the County; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low income.

Figure D-22: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

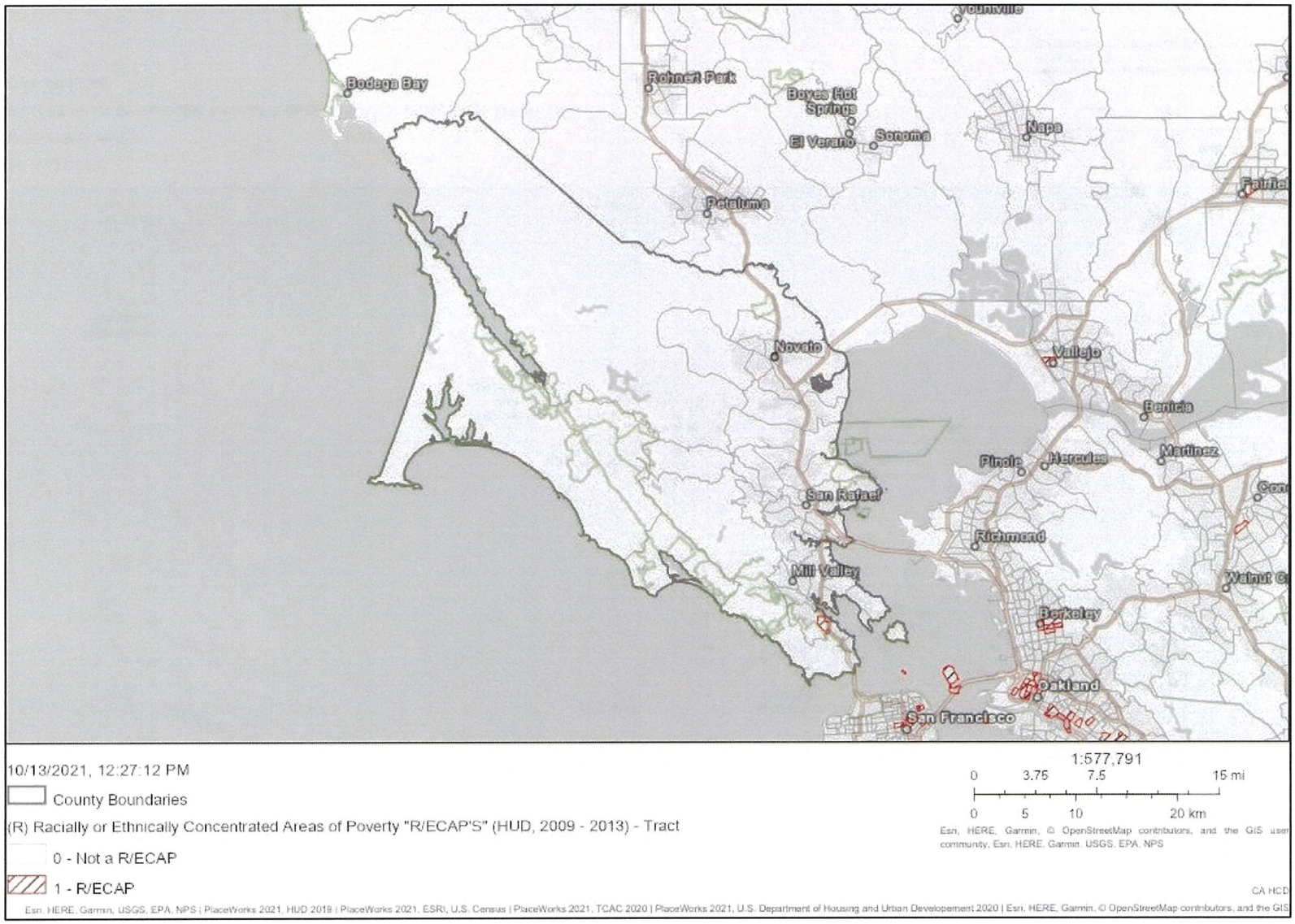
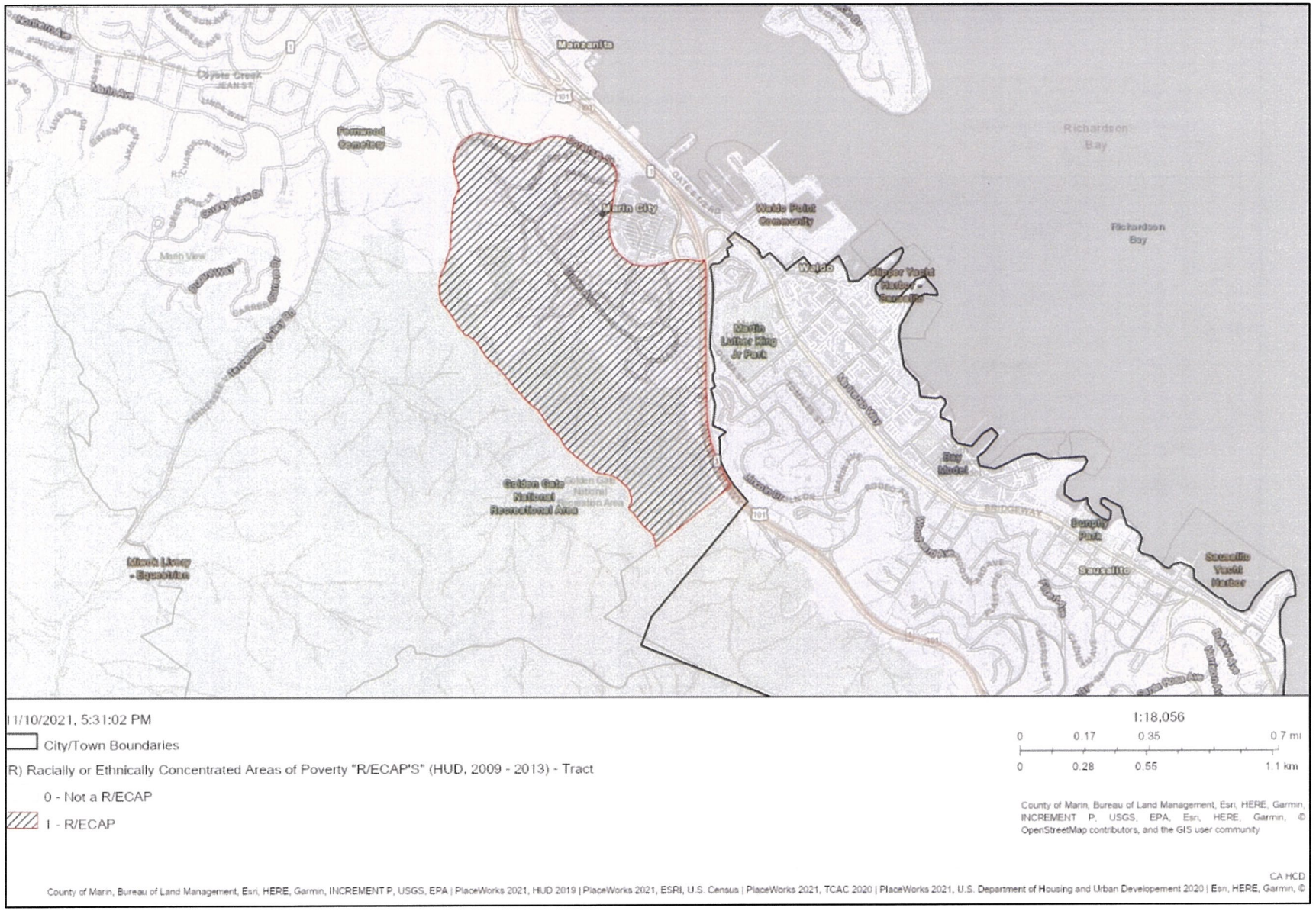


Figure D-23: Regional R/ECAP Detail



Local Trends

One tract containing the Quarry Point area of Angel Island State Park has been identified as a R/ECAP. This area is also considered a TCAC area of high segregation and poverty. However, as discussed previously, this area is not considered part of the Town of Tiburon.

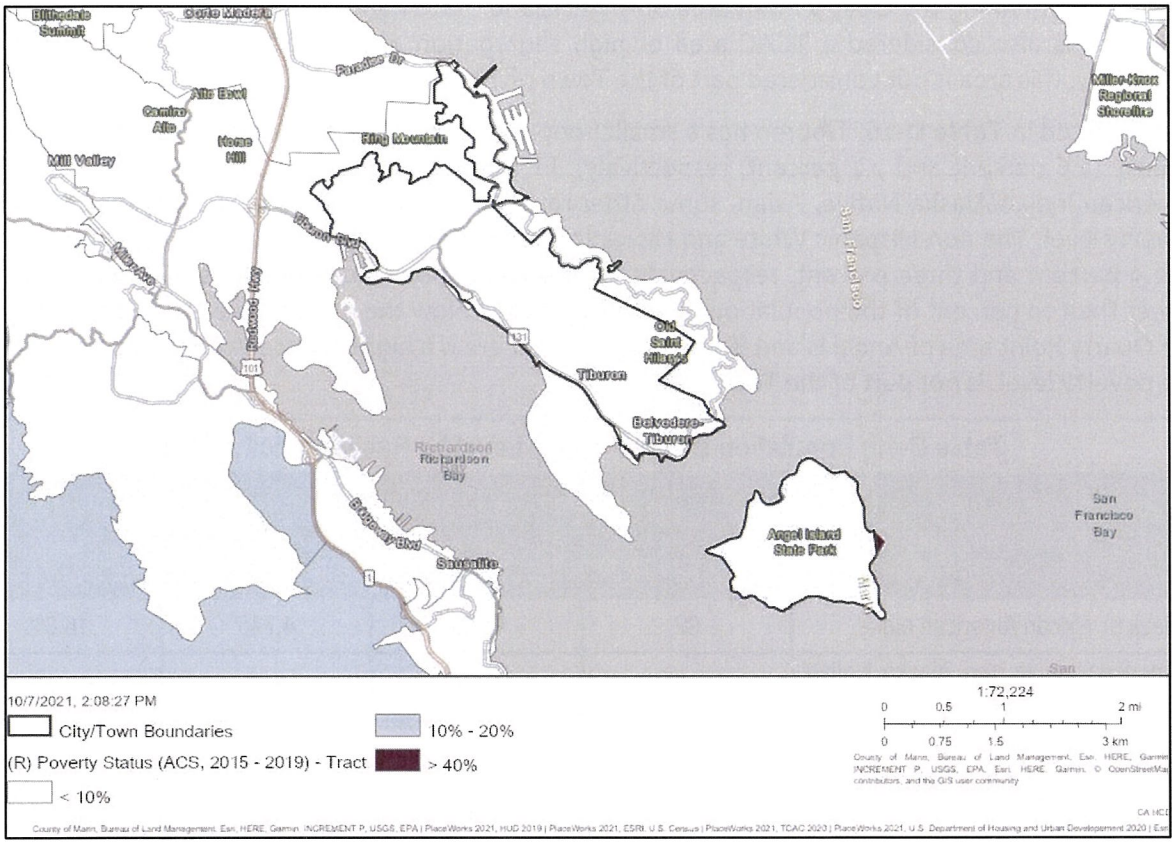
As presented in **Table D-16**, Tiburon has a smaller population below the poverty level compared to the County (2.6 percent and 7.2 percent, respectively). In Tiburon, there are no Black/African American, American Indian/Alaska Native, Asian, some other race, or two or more races' populations below the poverty level. The non-Hispanic White and Hispanic/Latino populations have comparable poverty rates of 2.9 percent and three percent, respectively. **Figure D-24** shows poverty status by tract in Tiburon. Fewer than 10 percent of the population in both tracts are below the poverty line. The tract containing the Quarry Point area of Angel Island State Park, where there is a higher concentration of persons below the poverty level, is not part of the Town.

Table D-16: Population Below Poverty Level by Race/Ethnicity (2019)

Income Category	Tiburon		Marin County	
	Total Population	Percent Below Poverty Level	Total Population	Percent Below Poverty Level
Black or African American alone	92	0.0%	4,746	16.8%
American Indian and Alaska Native alone	15	0.0%	823	22.1%
Asian alone	251	0.0%	14,859	8.2%
Native Hawaiian and Other Pacific Islander alone	0	--	507	65.1%
Some other race alone	321	0.0%	20,879	23.2%
Two or more races	681	0.0%	12,199	6.5%
Hispanic or Latino origin (of any race)	695	3.0%	39,574	16.9%
White alone, not Hispanic or Latino	7,428	2.9%	182,823	4.8%
Total	**9,113**	**2.6%**	**253,869**	**7.2%**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; 2015-2019 ACS (5-Year Estimates).

Figure D-24: Poverty Status by Tract



Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

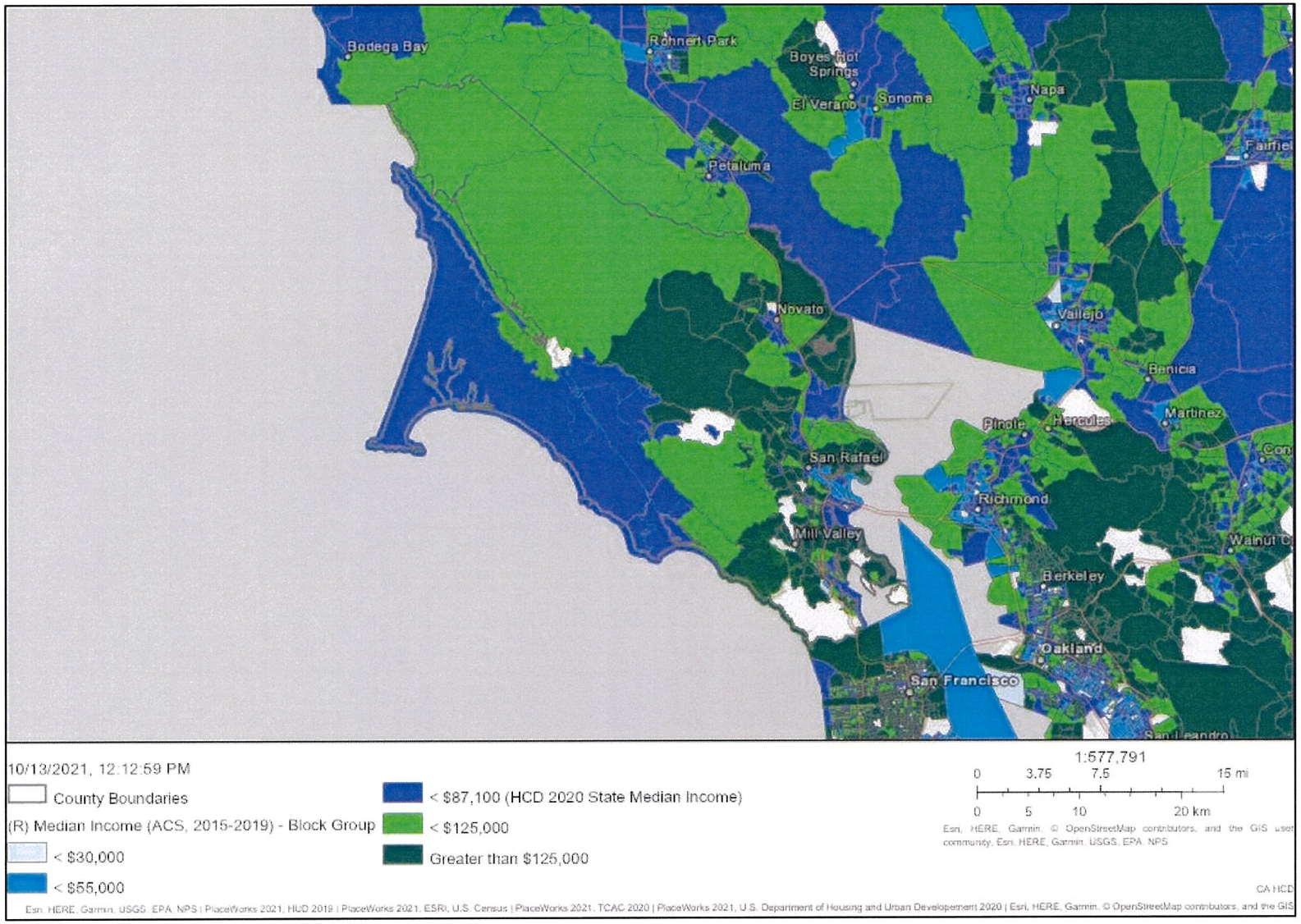
While HCD has created its own metric for RCAAs, as of February 2022, RCAA maps are not available on HCD's AFFH Data Viewer tool. Thus, this analysis relies on the definition curated by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends

Figure D-3 and **Figure D-4** shows the concentration of minority/non-White population and majority populations across the region. In **Figure D-3**, census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a few tracts with over 80 percent non-Hispanic White population located throughout the County, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all

these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over $125,000 (**Figure D-25**). Although not all census tracts have the exact relationship of over 80 percent White and median income over $125,000 to qualify as "RCAAs," throughout the County tracts with higher White population tend to have greater median incomes.

Figure D-25: Regional Median Income by Block Group (2019)



Local Trends

As presented previously, non-White populations represent less than 20 percent of the population in most Tiburon block groups (see **Figure D-6**). Four block groups have a non-White population exceeding 20 percent, including the block group encompassing Angel Island State Park. **Figure D-26** shows median income and non-White population by block group in the Town. Most block groups have median incomes exceeding $125,000. There is one block group in the southern section of the Town along Tiburon Boulevard that has a median income of $99,867. The block group encompassing the Quarry Point area of Angel Island has a lower median income but is not part of the incorporated Town. Two block groups in the northwestern section of the Town and one block group in the southeastern section of the Town are considered RCAAs, where less than 20 percent of the population belongs to a racial or ethnic minority group and the median income exceeds $125,000.

Median household income by race/ethnicity in Tiburon and Marin County is shown in **Table D-17**. Most non-White populations in the Town, other than the Asian population, are too small to accurately estimate median income. In the County, White, non-Hispanic households have the highest median income of $126,501. Countywide, the median income among Hispanic or Latino households is $67,125, significantly lower than non-Hispanic White households. Median incomes for the non-Hispanic White and Asian populations in the Town are higher than the overall median of $154,915. This indicates that other non-White groups other than the Asian population have lower median incomes. As discussed above, the Hispanic/Latino population has the highest poverty rate in Tiburon. The median income in Tiburon as well as the tract-level median incomes indicate the Town is generally affluent with higher income earners. As mentioned in Section 2, *Integration and Segregation*, more than half of households in the Town earn 100 percent or more of the AMI.

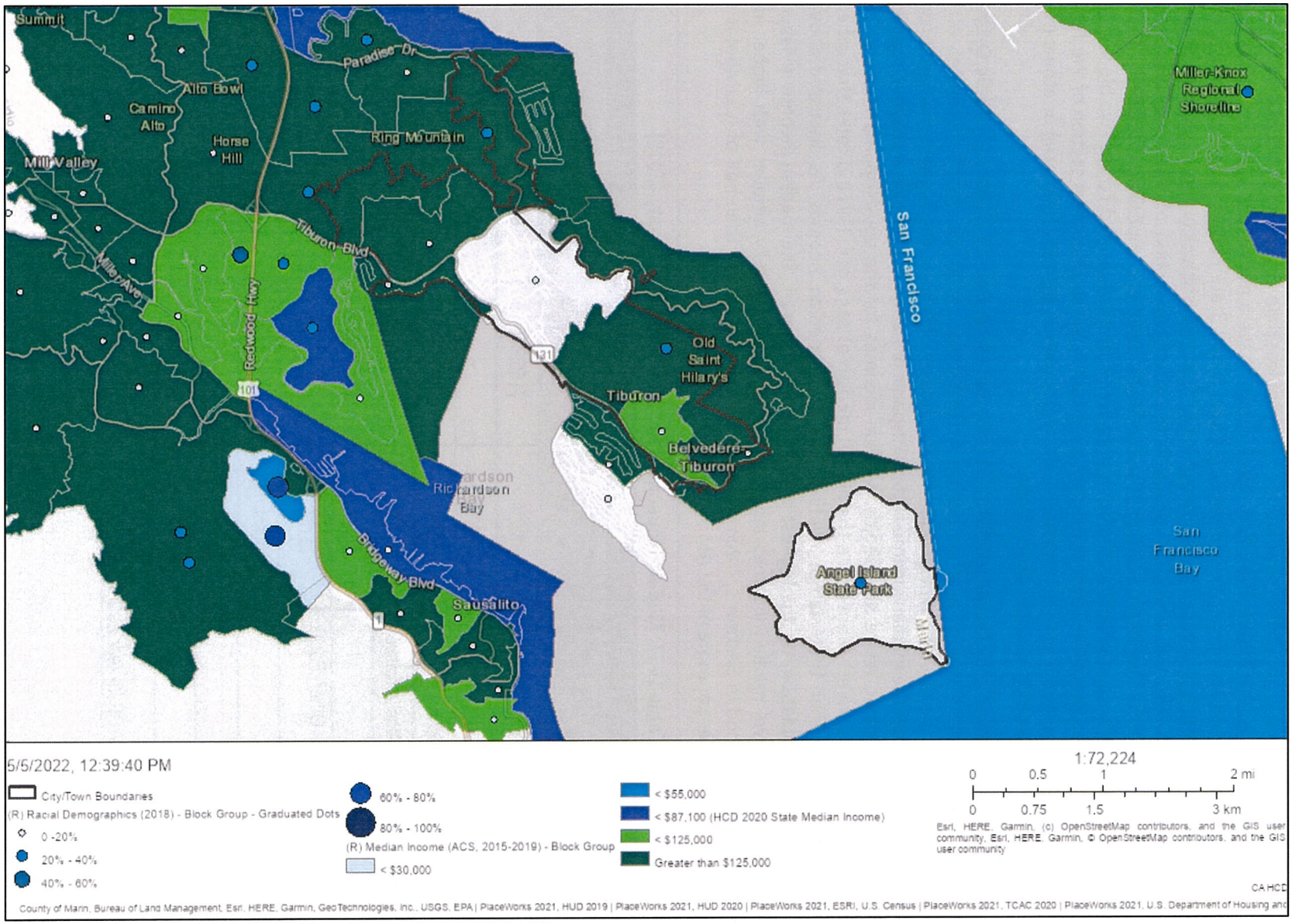
Table D-17: Median Household Income by Race/Ethnicity (2019)

Income Category	Tiburon		Marin County	
	Percent Distribution	Median HH Income	Percent Distribution	Median HH Income
White alone, not Hispanic or Latino	88.2%	$155,846	80.3%	$126,501
Hispanic or Latino origin (of any race)	4.4%	--	9.7%	$67,125
Black or African American	1.4%	--	1.6%	$48,602
American Indian and Alaska Native	0.4%	--	0.3%	--
Asian	4.2%	$224,531	5.6%	$107,849
Native Hawaiian and Other Pacific Islander	0.0%	--	0.1%	$18,221
Some other race	1.6%	--	4.5%	$59,604
Two or more races	2.4%	--	3.2%	$104,679
Total	**100.0%**	**$154,915**	**100.0%**	**$115,246**

-- = Insufficient data.
Sources: 2015-2019 ACS (5-Year Estimates).

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Figure D-26: Median Income and non-White population by Block Group (2019, 2018)



4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table D-18** shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line; and
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table D-18: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

TCAC/HCD assigns "scores" for each of the domain by census tracts as well as computing "composite" scores that are a combination of the three domains (**Table D-18)**. Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. The opportunity maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa (**Figure D-27**). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered areas of "high segregation and poverty" (**Figure D-28**). This census tract is located in Central Marin within the Canal neighborhood of the City of San Rafael. In the County, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in **Figure D-28**, all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

Figure D-27: Regional TCAC Composite Scores by Tract (2021)

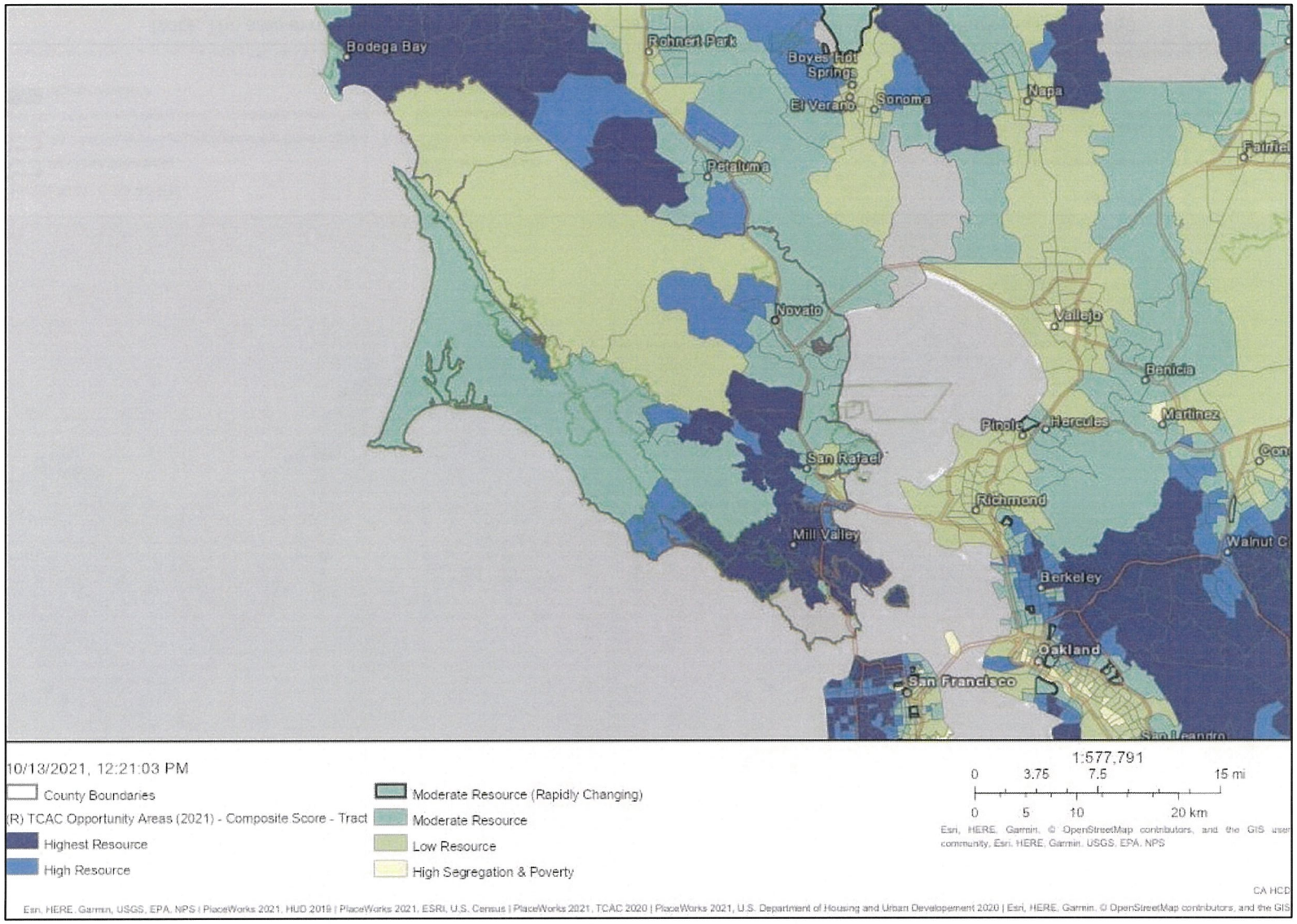
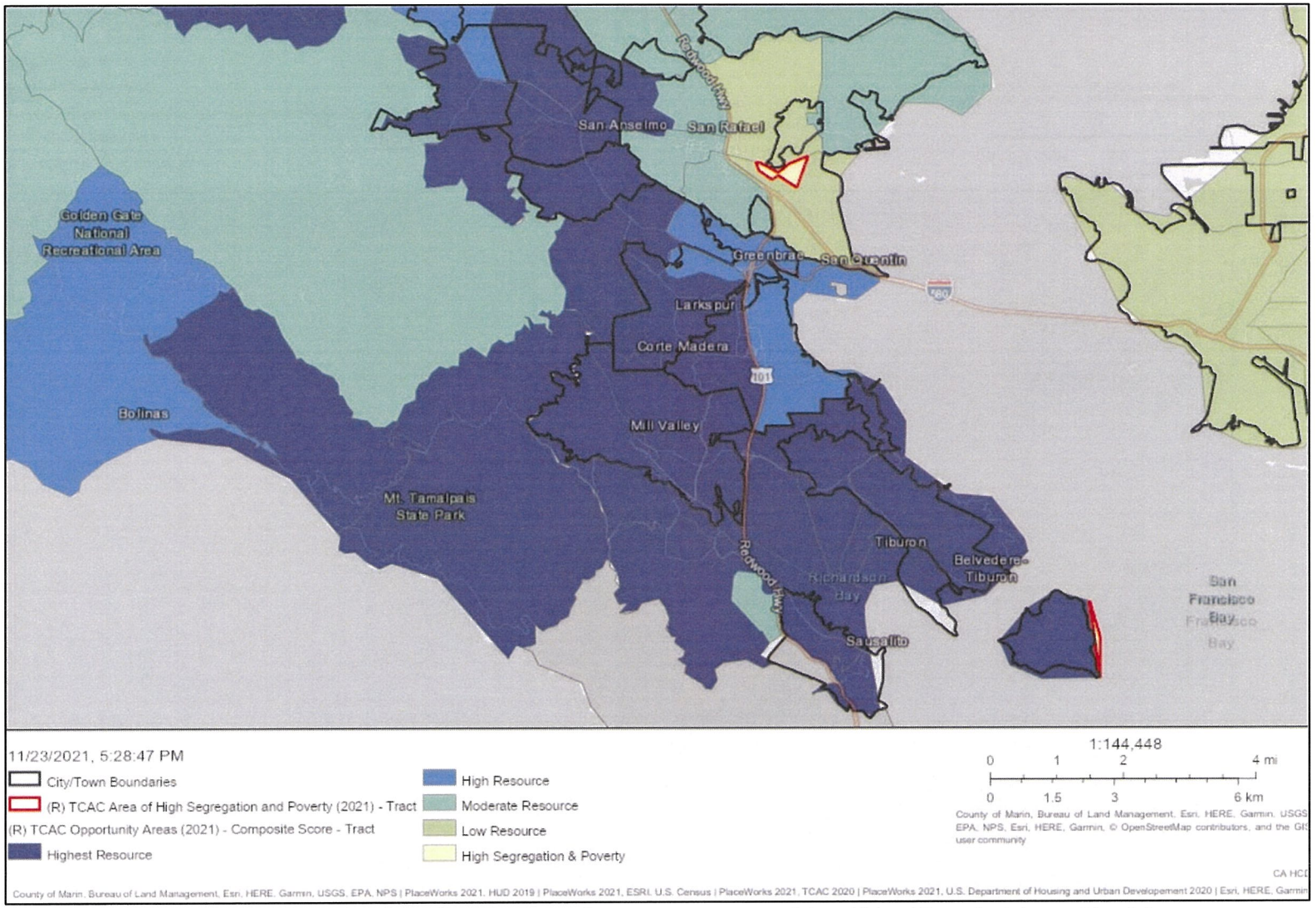


Figure D-28: Local TCAC Areas of High Segregation and Poverty Areas (2021)



Note: The area in outlined in red encompasses the Quarry Point area of Angel Island State Park (no residential).

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess County residents' access to key opportunity assets. HUD opportunity indices are provided for entitlement jurisdictions only. Opportunity indicators are not available for the Town of Tiburon. **Table D-19** provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index**: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index**: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index**: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood*.
- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood*.
- **Environmental Health Index**: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Table D-19: Opportunity Indices by Race/Ethnicity – Marin County

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81

Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page XX for index score meanings. Table is comparing the total Marin County, by race/ethnicity, to the County and Town population living below the federal poverty line, also by race/ethnicity.

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Local Trends

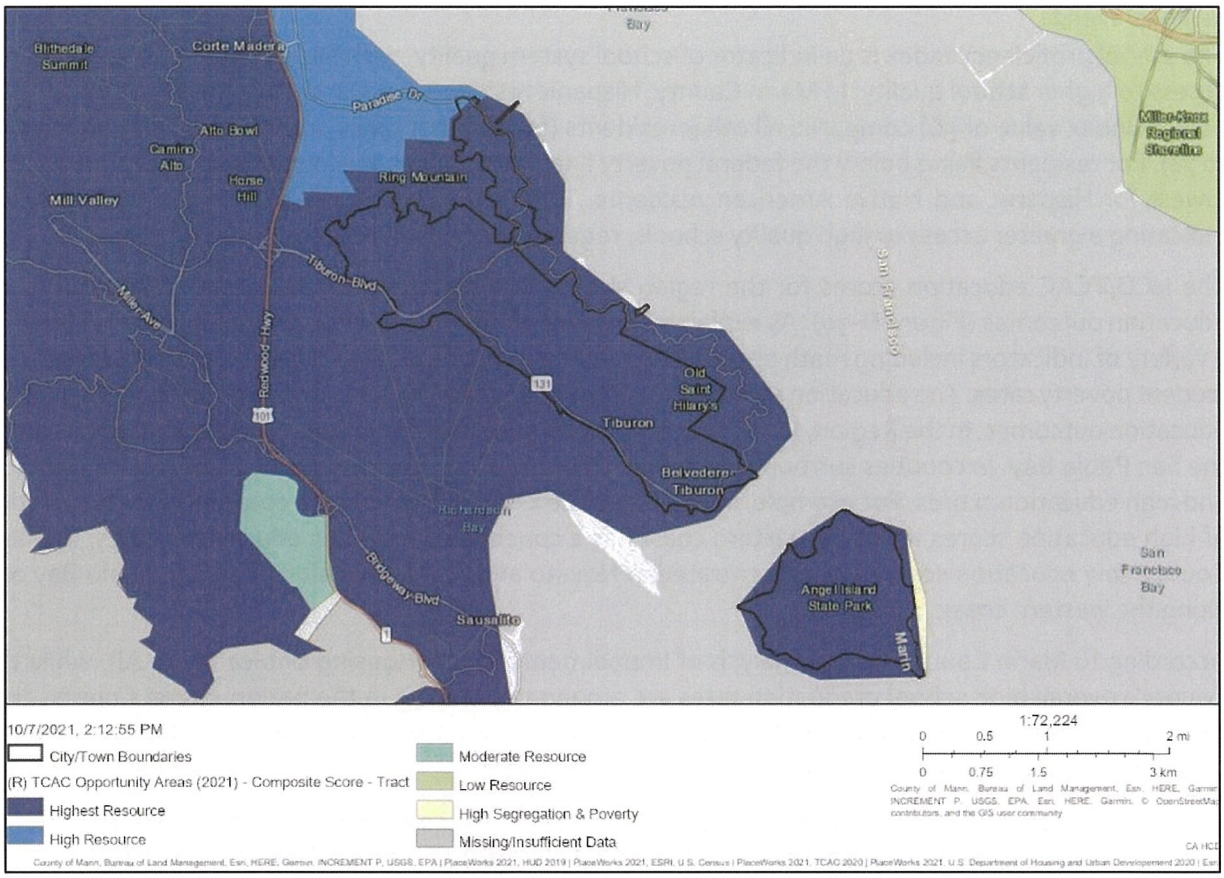
Table D-20 shows the Opportunity Map scores for the census tracts in the Town. Categorization is based on percentile rankings for census tracts within the Marin County region. High composite scores mean higher resources. Both Tiburon tracts are highest resource areas. The tract containing Quarry Point area of Angel Island State Park is an area of high segregation and poverty but is not part of the Town. Tiburon TCAC scores are generally comparable to the surrounding areas. The Opportunity Map is shown in **Figure D-29**. Tiburon is generally an affluent Town with high access to opportunities.

Table D-20: Opportunity Map Scores and Categorization (2021)

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
6041124100	0.883	0.842	0.959	0.842	Highest Resource
6041124200	0.899	0.64	0.885	0.718	Highest Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, 2021.

Figure D-29: TCAC Composite Scores by Tract (2021)



Sites Inventory

All areas of the Town are considered highest resource tracts. Therefore, all RHNA sites are located in highest resource areas.

Education

Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other races, index values ranged from 74 to 78). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (**Figure D-30**). As explained in **Table D-18**, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the Region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the County's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards; and
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Of special note in Marin County is the California State Justice Department's finding in 2019 that the Sausalito Marin City School District had "knowingly and intentionally maintained and exacerbated" existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek while depriving the students at Bayside MLK an equal educational opportunity. More details on this finding are found under local knowledge for Marin's vulnerable communities

Lower education scores are found in most of the unincorporated County areas in West Marin (**Figure D-30**). Higher education scores are prominent in Southern Marin and eastern Central Marin jurisdictions including the unincorporated and incorporated communities of Lucas Valley, Fairfax, Larkspur, Kentfield, Mill Valley, Corte Madera, Tiburon, and Strawberry. However, lower education scores are found in parts of North and Central Main, specifically in the cities of Novato and San Rafael. The pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the County. **Figure D-31** shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin. Despite a high concentration of schools in the San Rafael/Novato area, these census tracts have lower education outcomes.

Figure D-30: TCAC Education Scores- Region

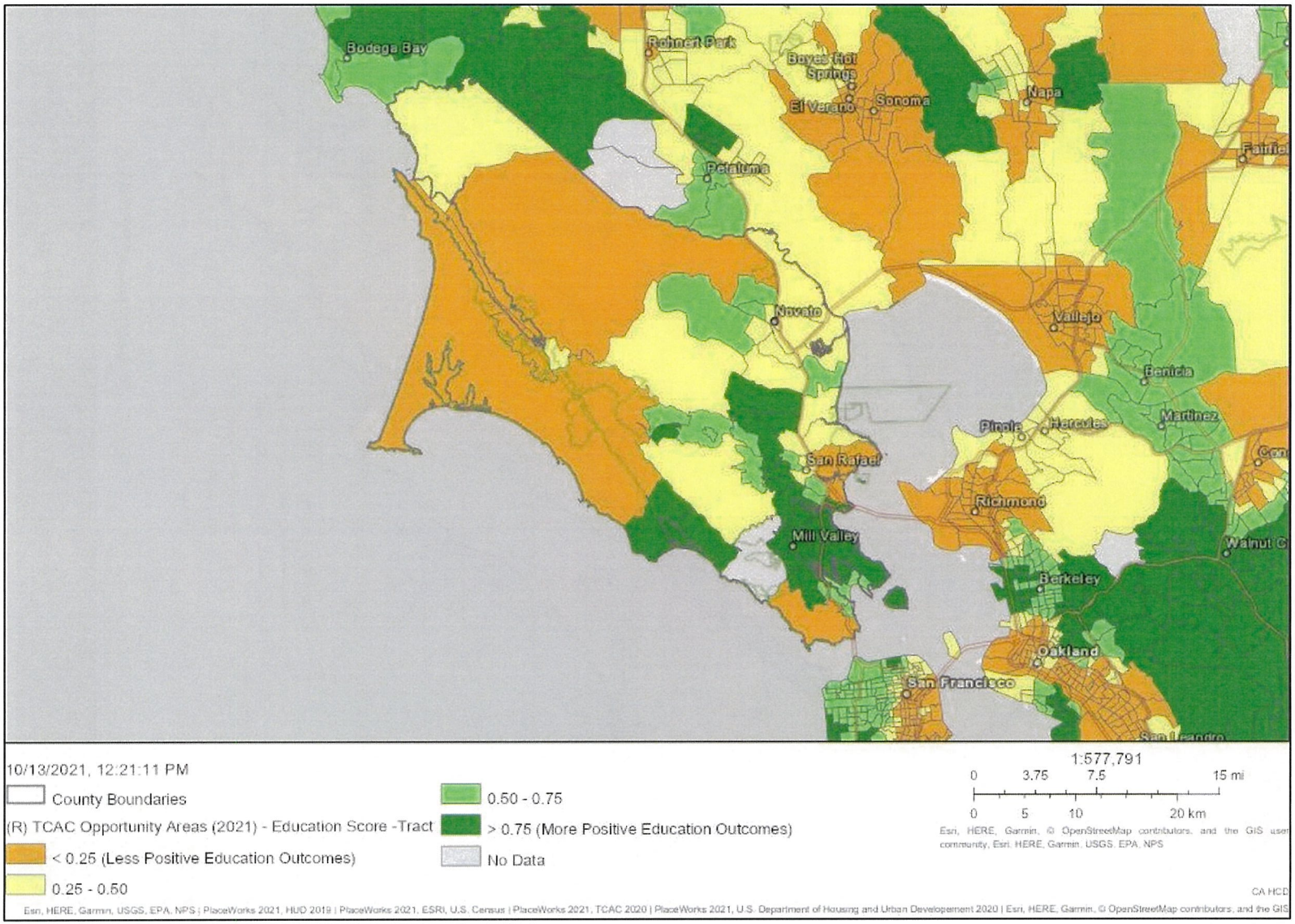
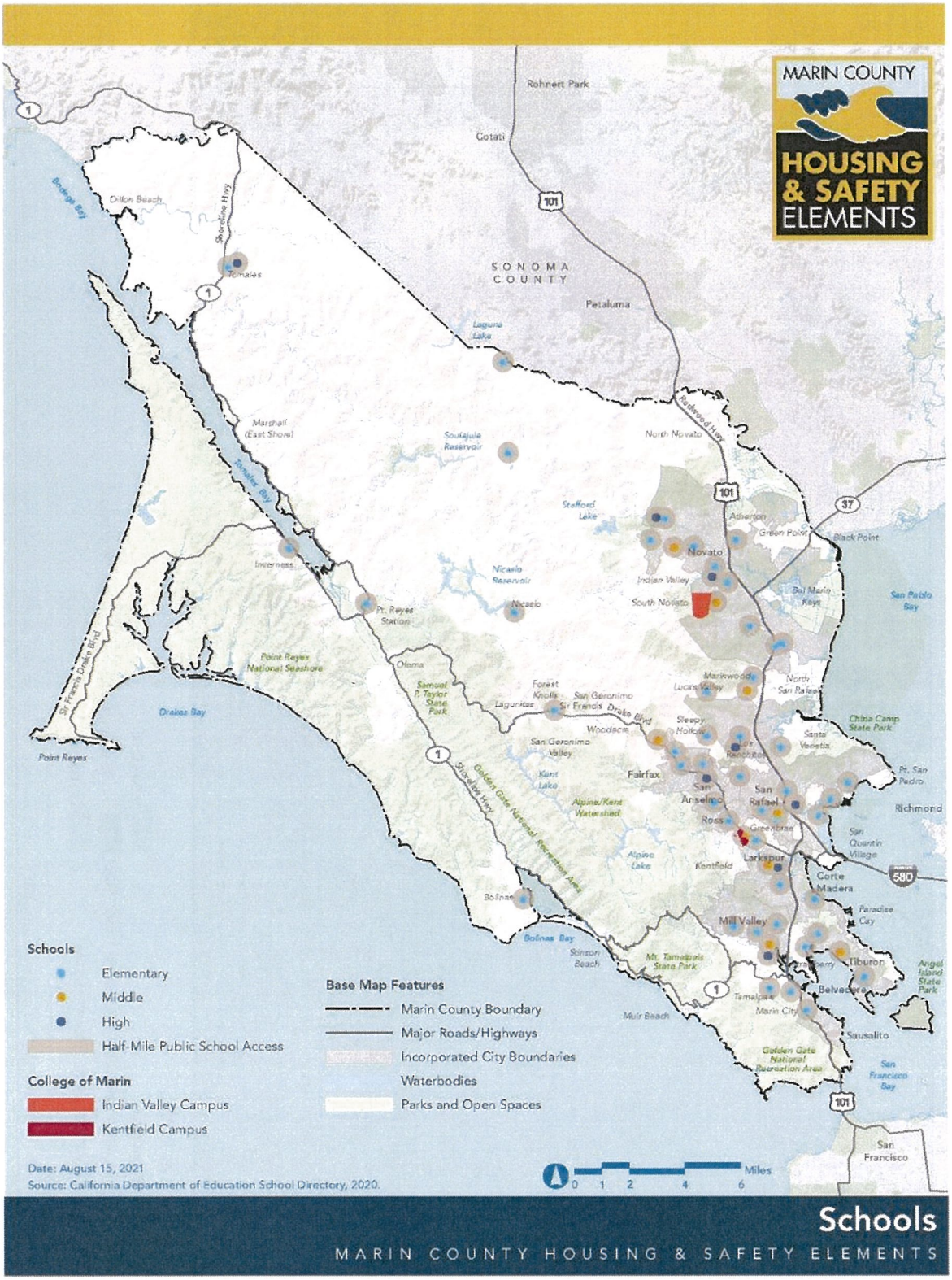


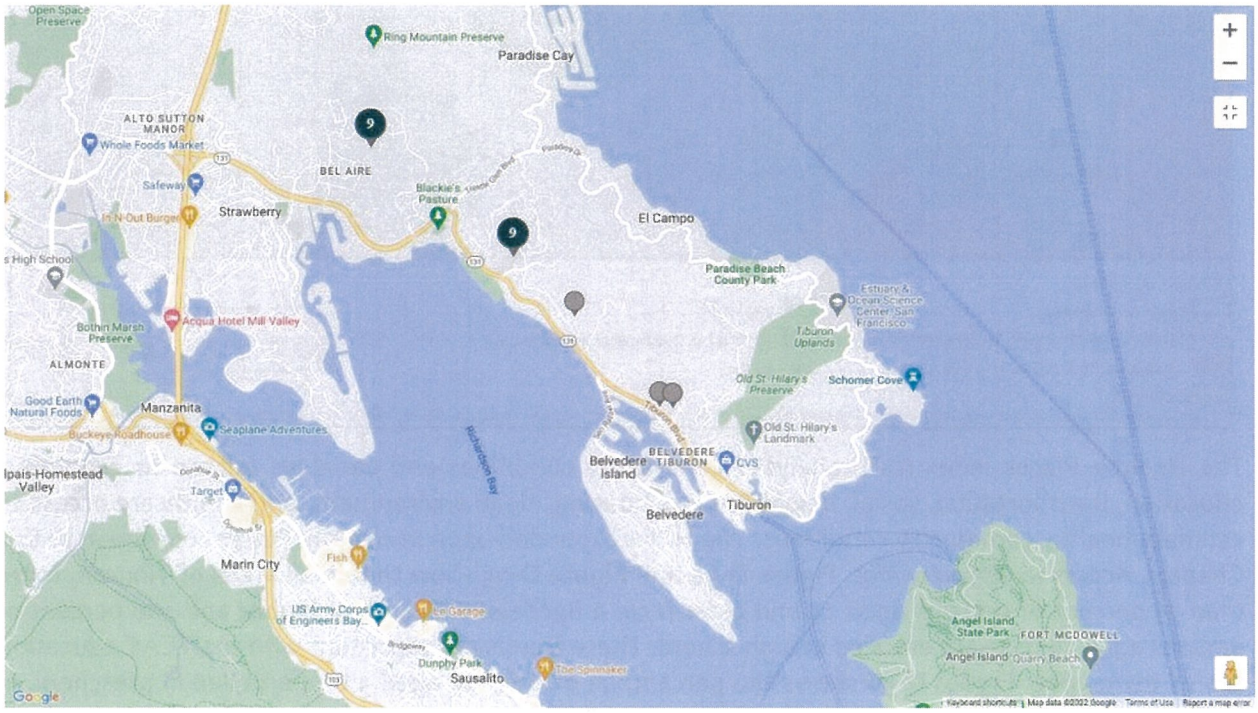
Figure D-31: Schools in Marin County



Local Trends

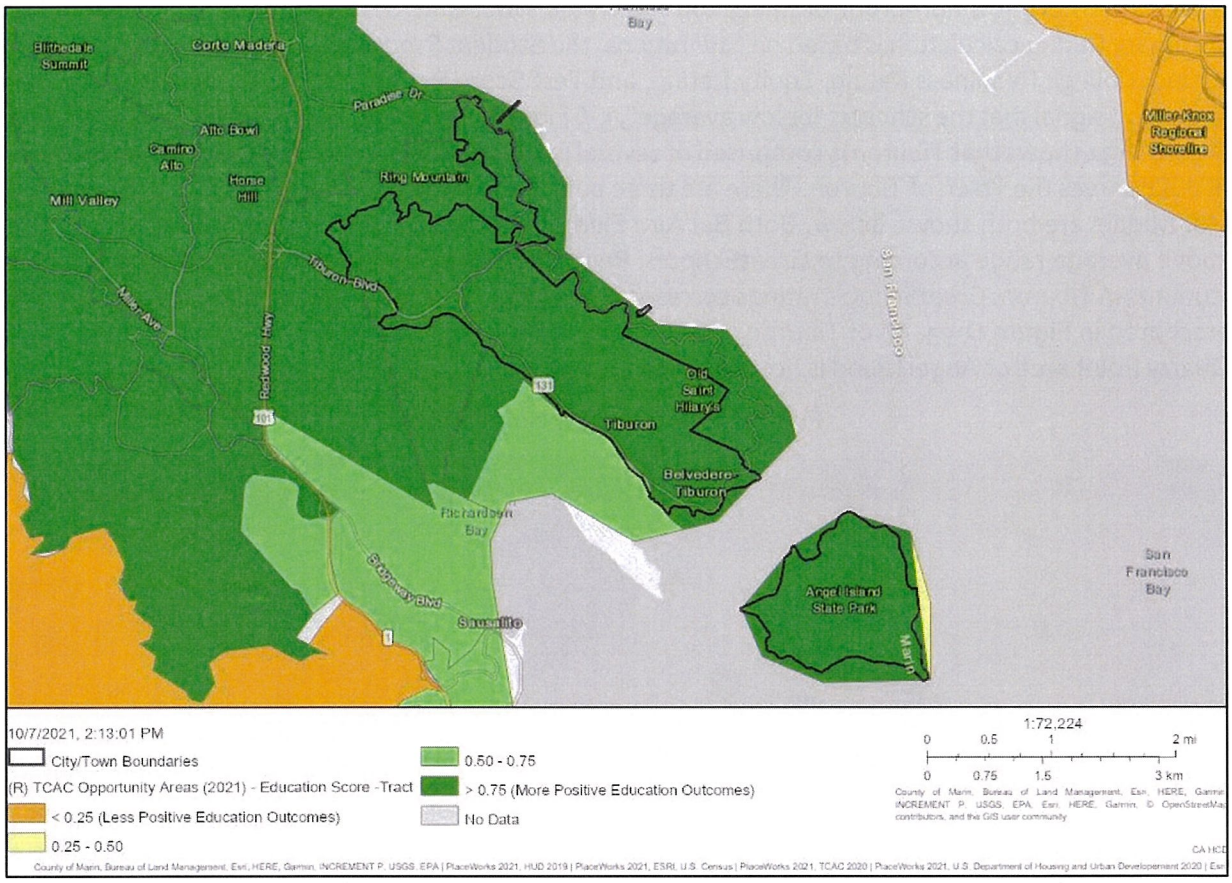
Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average", 5-6 indicate "average", and 7-10 are "above average." **Figure D-32** shows that Tiburon is comprised of several private schools (gray). Reed Union School District (RUSD) serves the Town of Tiburon. There are three public schools in RUSD, Bel Aire Elementary and Del Mar Middle are both shown below. Both Bel Aire Elementary and Del Mar Middle School scored in the above average range according to GreatSchools. Reed Elementary is also part of RUSD and serves K-2 students in Tiburon. GreatSchools ratings correspond with the TCAC's Education Score map for the Town presented in **Figure D-33**. All of Tiburon scored in the highest quartile for education opportunities. The Quarry Point area of Angel Island is not part of the Town.

Figure D-32: GreatSchools Ratings



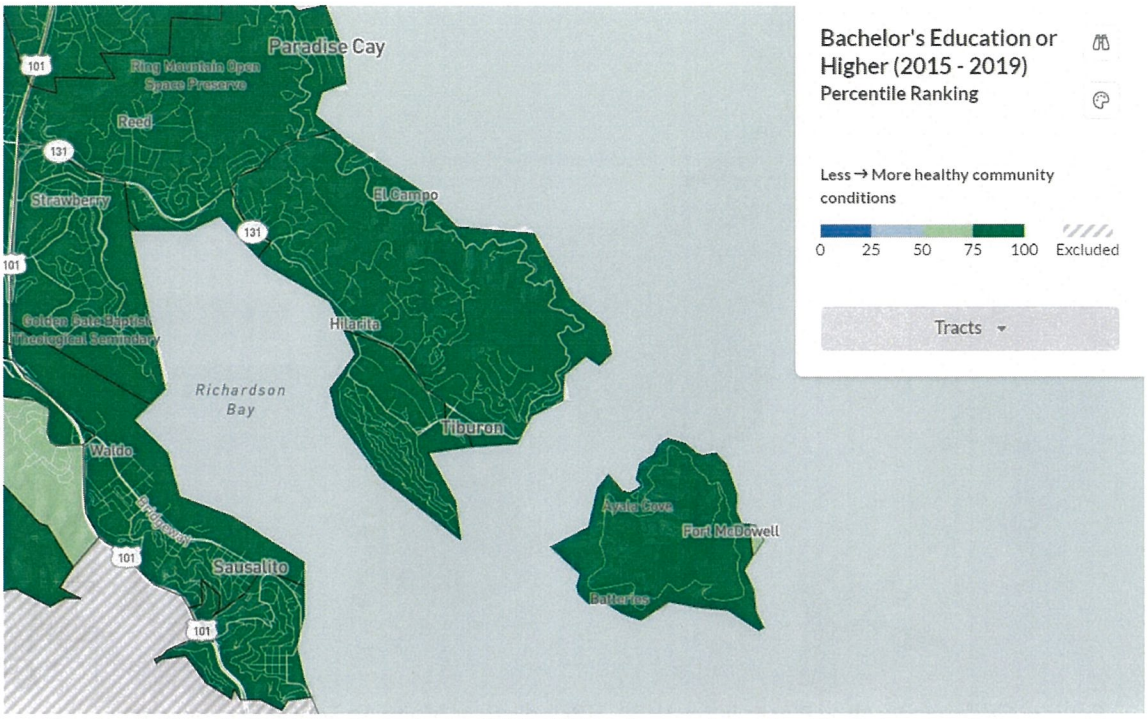
Source: Greatschools.org, GreatSchools Rating – Tiburon, Accessed 2022.

Figure D-33: TCAC Education Scores by Tract (2021)



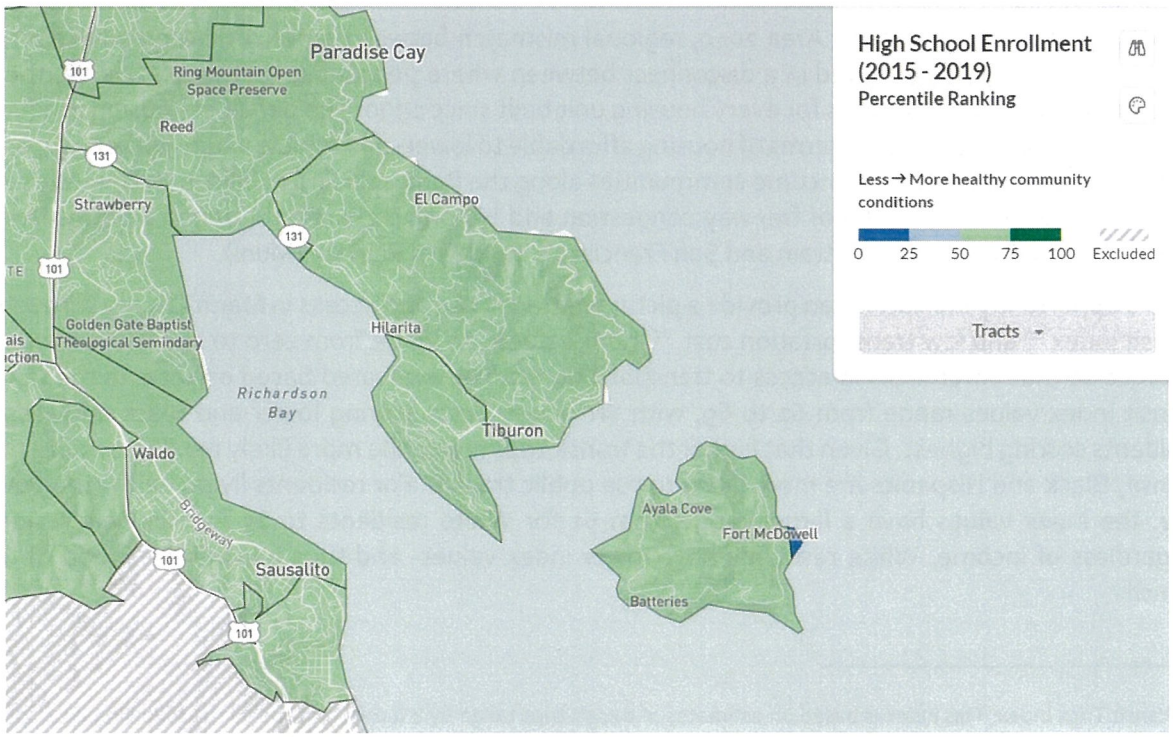
The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. The HPI is expanded upon in *Healthy Places* subsection of this Chapter, *Access to Opportunities*. **Figure D-34** and **Figure D-35** show that in all areas of Tiburon, more than 75 percent of persons aged 25 and older have a Bachelor's Degree or higher and 100 percent of persons aged 15 to 17 are enrolled in high school. These trends are consistent with the TCAC education scores town-wide. **Figure D-36** shows the percentage of children aged 3 to 4 enrolled in preschool. In both Tiburon tracts, 100 percent of preschool-aged children are enrolled in preschool.

Figure D-34: HPI – Percent of Population with Bachelor's Education or Higher by Tract



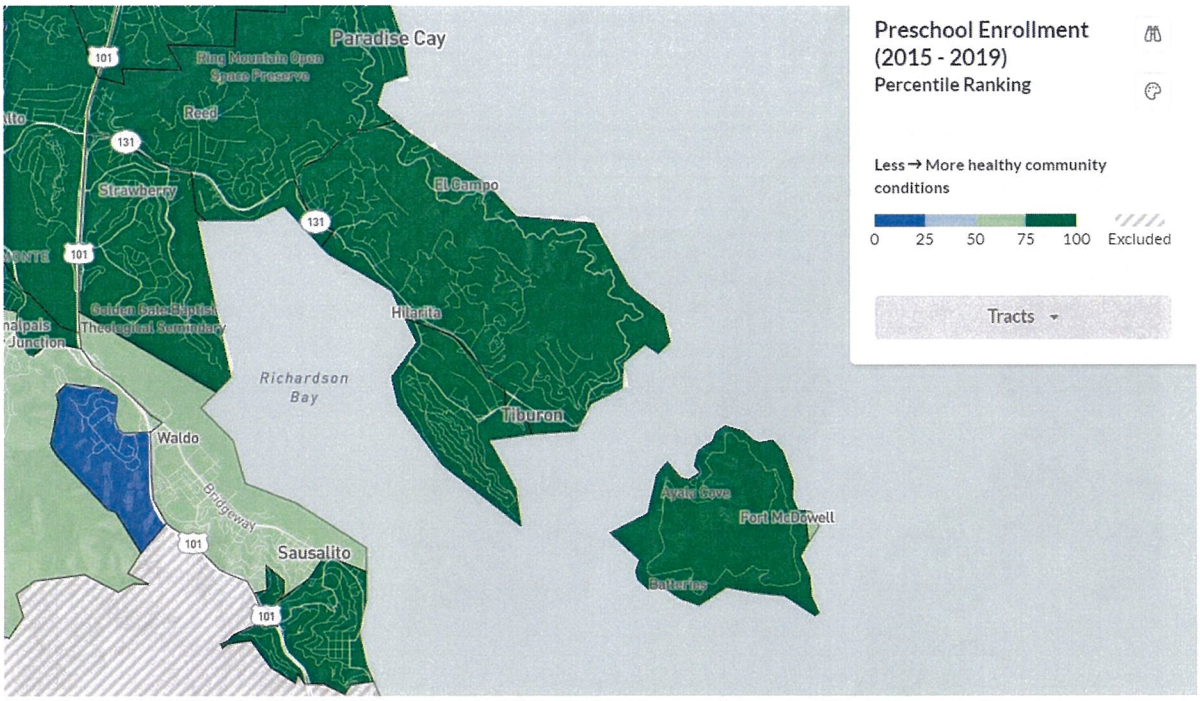
Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, Accessed 2022.

Figure D-35: HPI – High School Enrollment by Tract



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, Accessed 2022.

Figure D-36: HPI – Preschool Enrollment by Tract



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, Accessed 2022.

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index [21] and low transportation cost. [22] Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the County, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that higher the transit trips index, the more likely residents utilize public transit, Black and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

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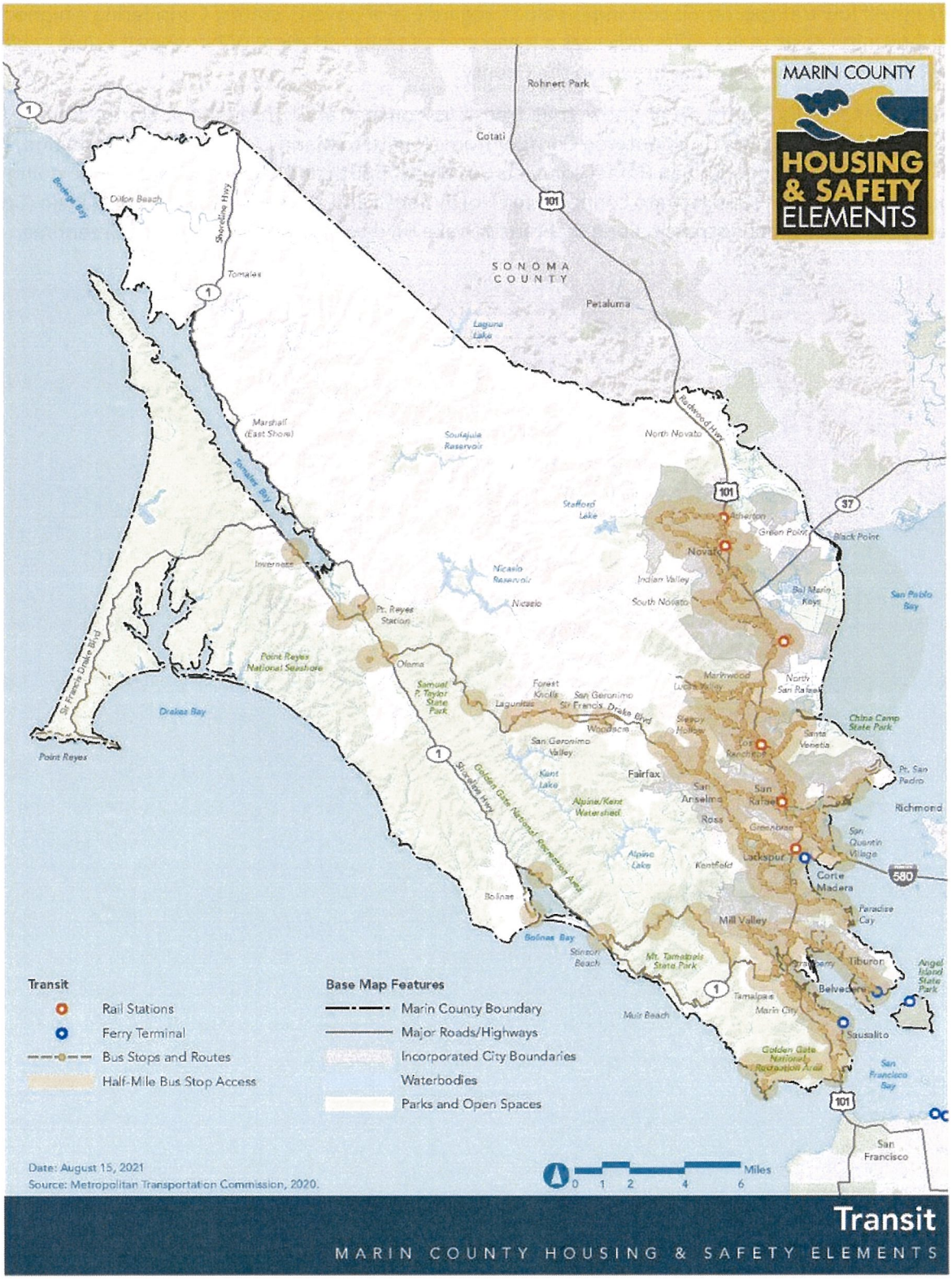
[21] Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

[22] Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation; public transit is less costly for Black and Hispanics than other groups in the County.

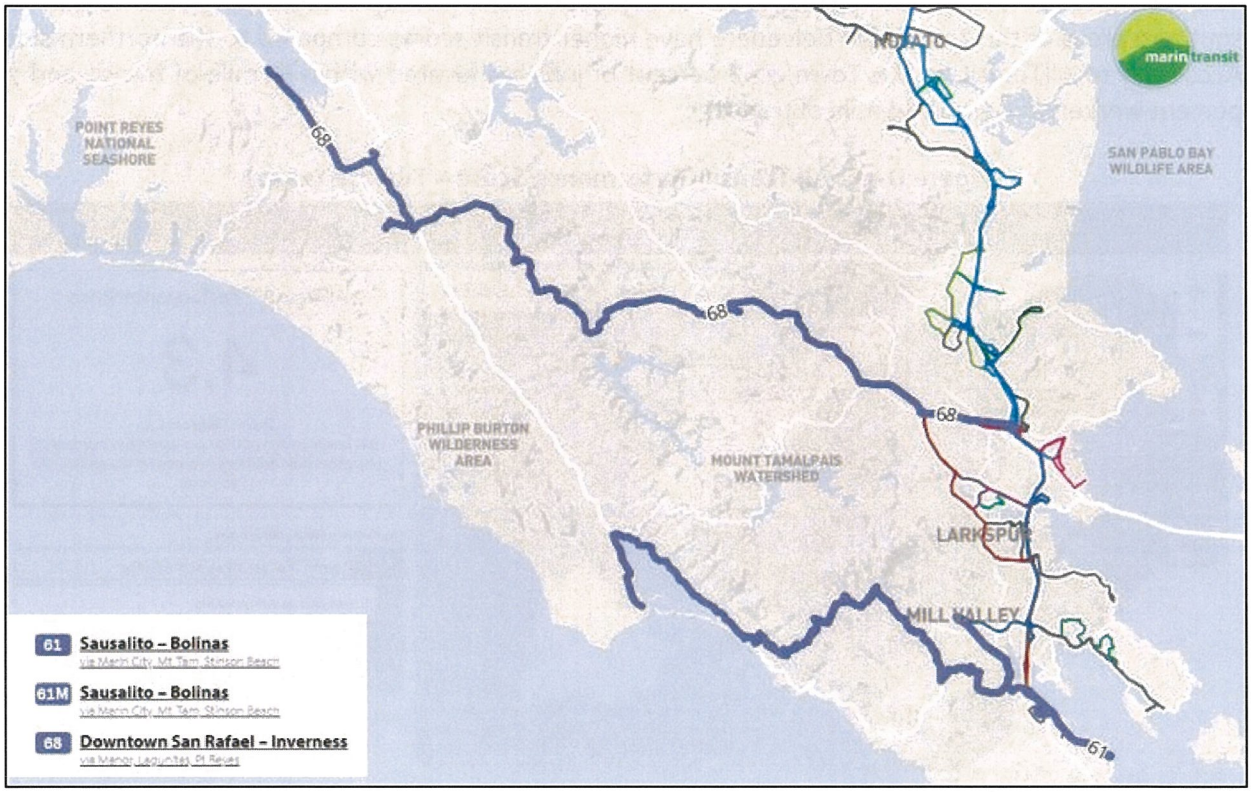
Transit patterns in **Figure D-37** show that transit is concentrated throughout North, Central, and Southern Marin along the City Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

Figure D-37: Public Transit



In West Marin, the West Marin Stagecoach provides two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Pt. Reyes and Inverness (**Figure D-38**). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the northern West Marin area does not have any public transit connection to the south. Bus transit (orange dots in **Figure D-37** and route 61 and 86 of Stagecoach **Figure D-38**) only connect as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County (**Figure D-3** and **Figure D-9**).

Figure D-38: West Marin Stagecoach Routes



Marin Transit Authority (MTA) operates all bus routes that begin and end in the County. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a "typical" transit rider". That typical rider was described as, "42 percent of households have annual income of less than $25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households." [23] According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.

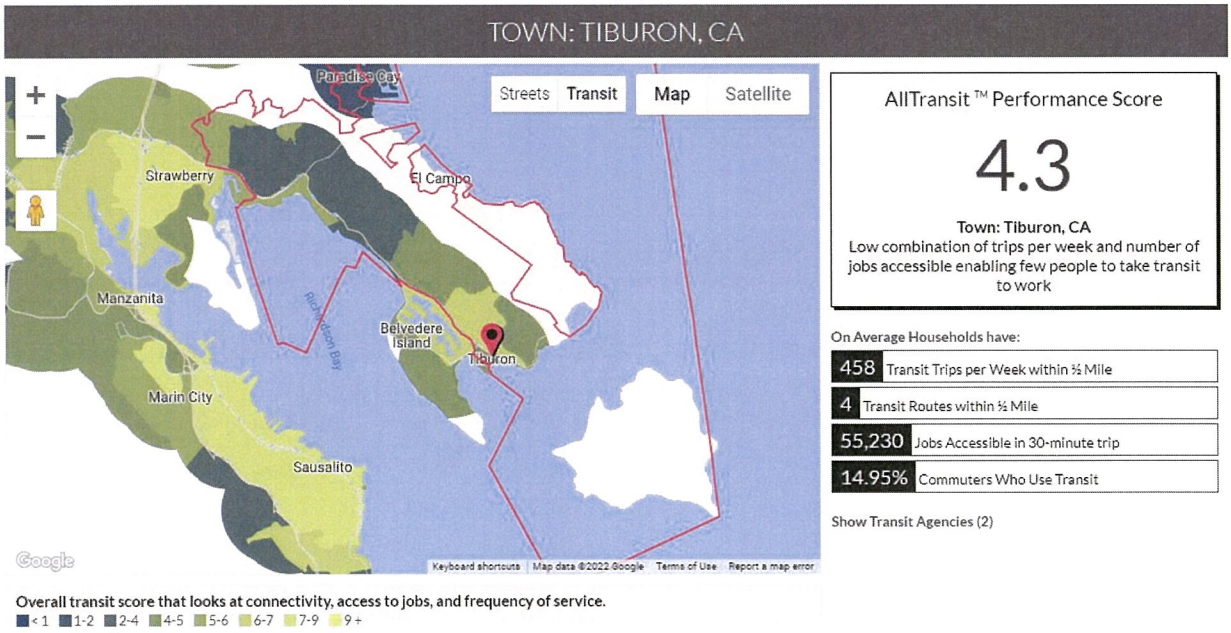
[23] From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

Local Trends

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Tiburon has an AllTransit Performance Score of 4.3 (out of 10). The map in **Figure D-39** shows that the southern areas of the Town near Belvedere have higher transit scores compared to the northern side. According to AllTransit, in the Town, 72.8 percent of jobs are located within ½ mile of transit and 72 percent workers live within ½ mile of transit.

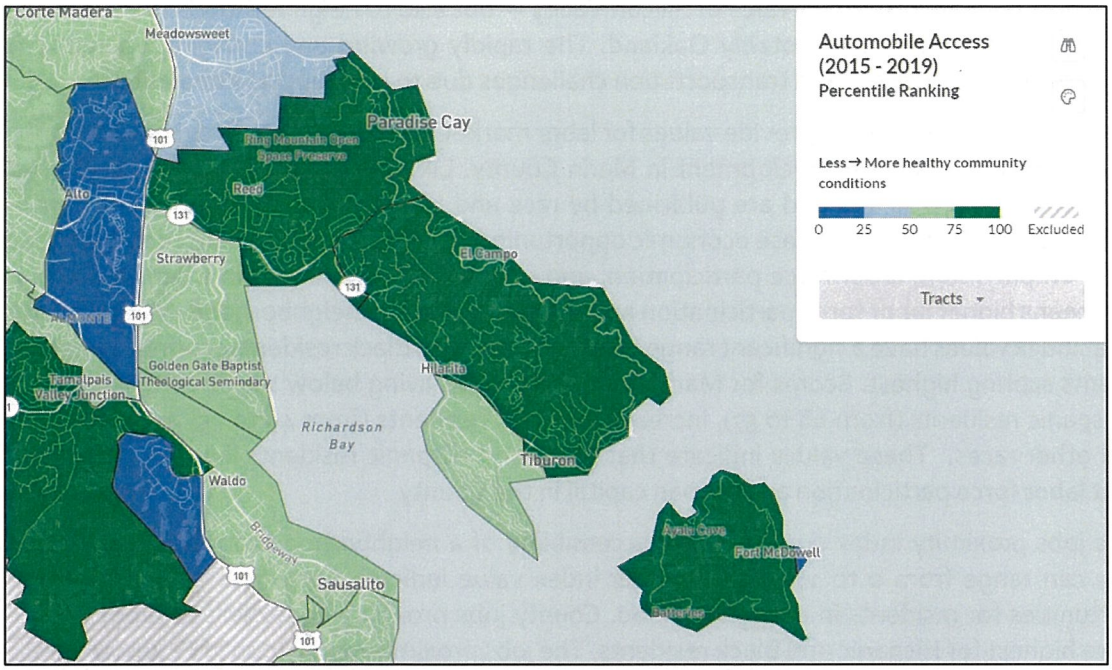
Figure D-39: All Transit Performance Score – Tiburon (2022)



Source: All Transit Metrics – Tiburon, Accessed 2022.

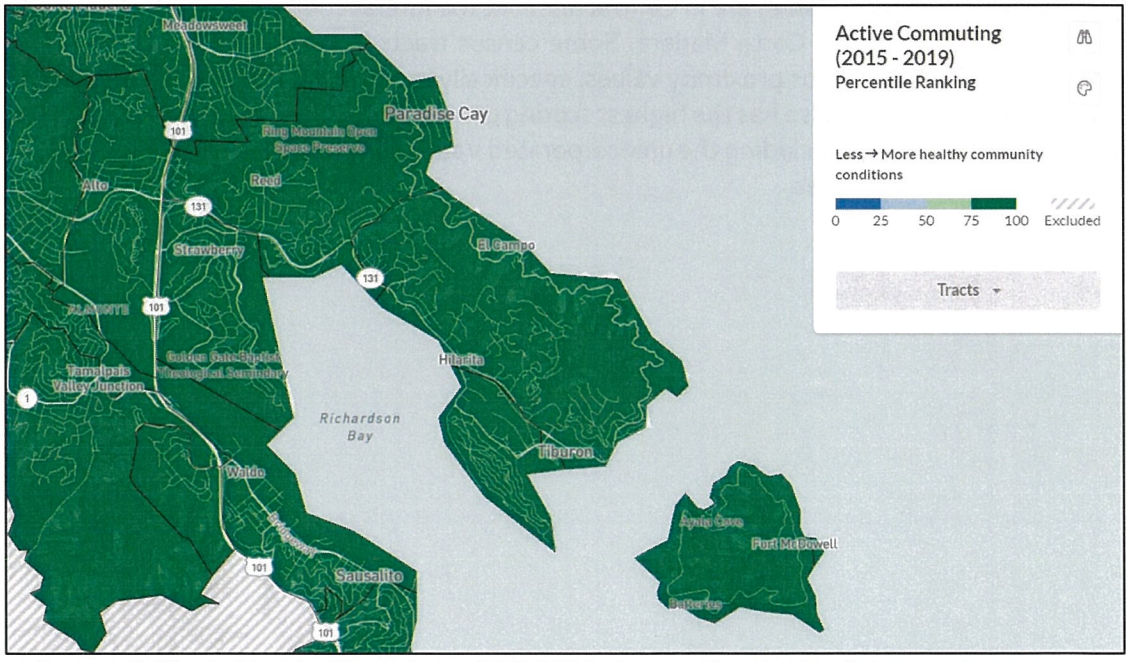
The HPI includes household automobile access by tract (**Figure D-40**). Lack of a vehicle can limit access to necessary resources if sufficient alternative transportation is not available. Both tracts scored in the highest quartile for automobile access (more than 99 percent of population with access to an automobile). As presented in **Figure D-41**, all Tiburon tracts also scored in the highest quartile for active commuting, indicating the Town has a healthy population of people traveling to work by transit, walking, or cycling.

Figure D-40: HPI – Automobile Access by Tract



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, Accessed 2022.

Figure D-41: HPI – Active Commuting (Transit, Walking, or Cycling) by Tract



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, Accessed 2022.

Economic Development

Regional Trends

The Bay Area has a regional economy that has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion

surpassing the "dot-com" era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD's opportunity indicators provide values for labor market index[24] and jobs proximity index[25] that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County's labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the County.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in **Figure D-42** shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

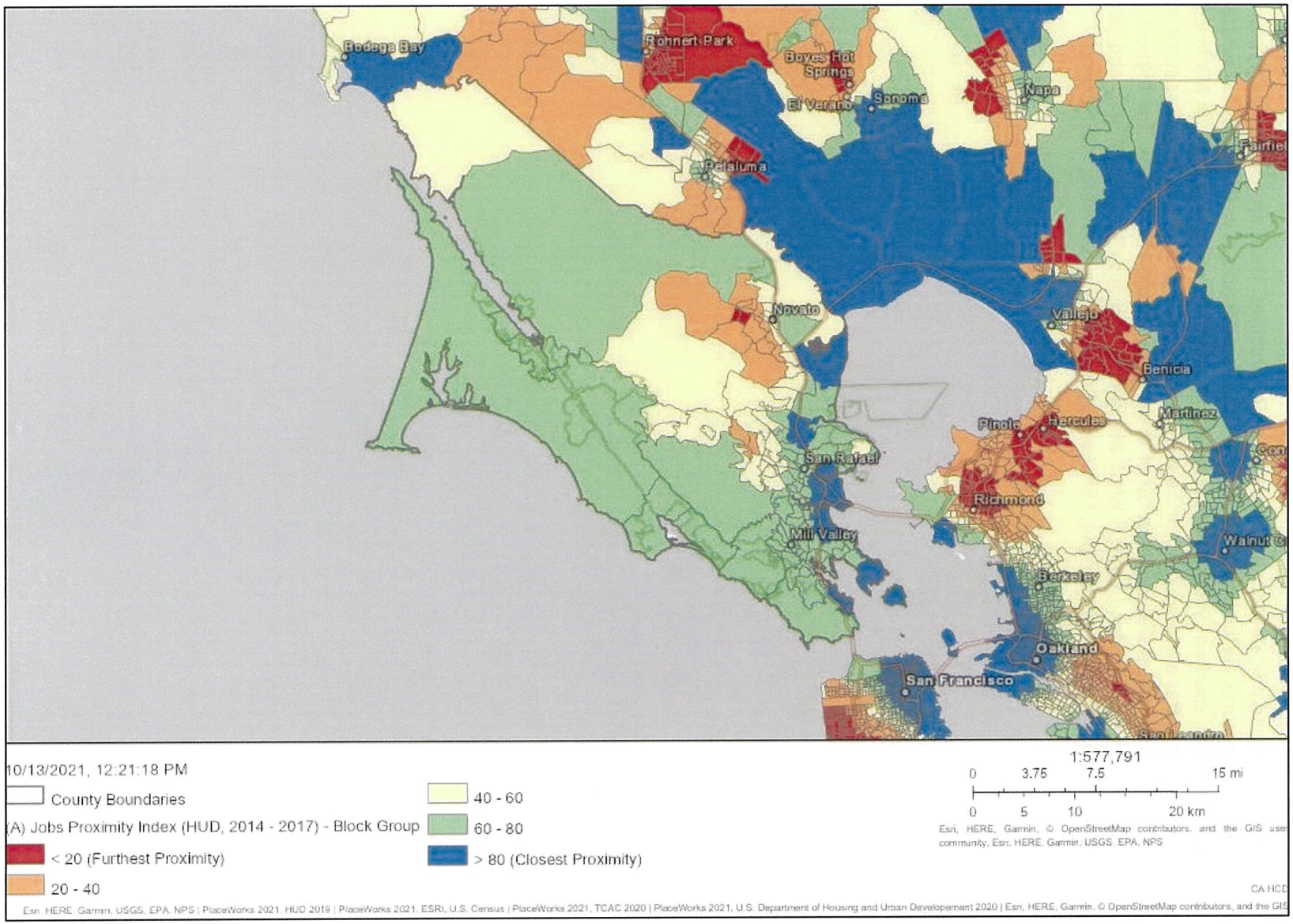
In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The Town of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

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[24] Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

[25] Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

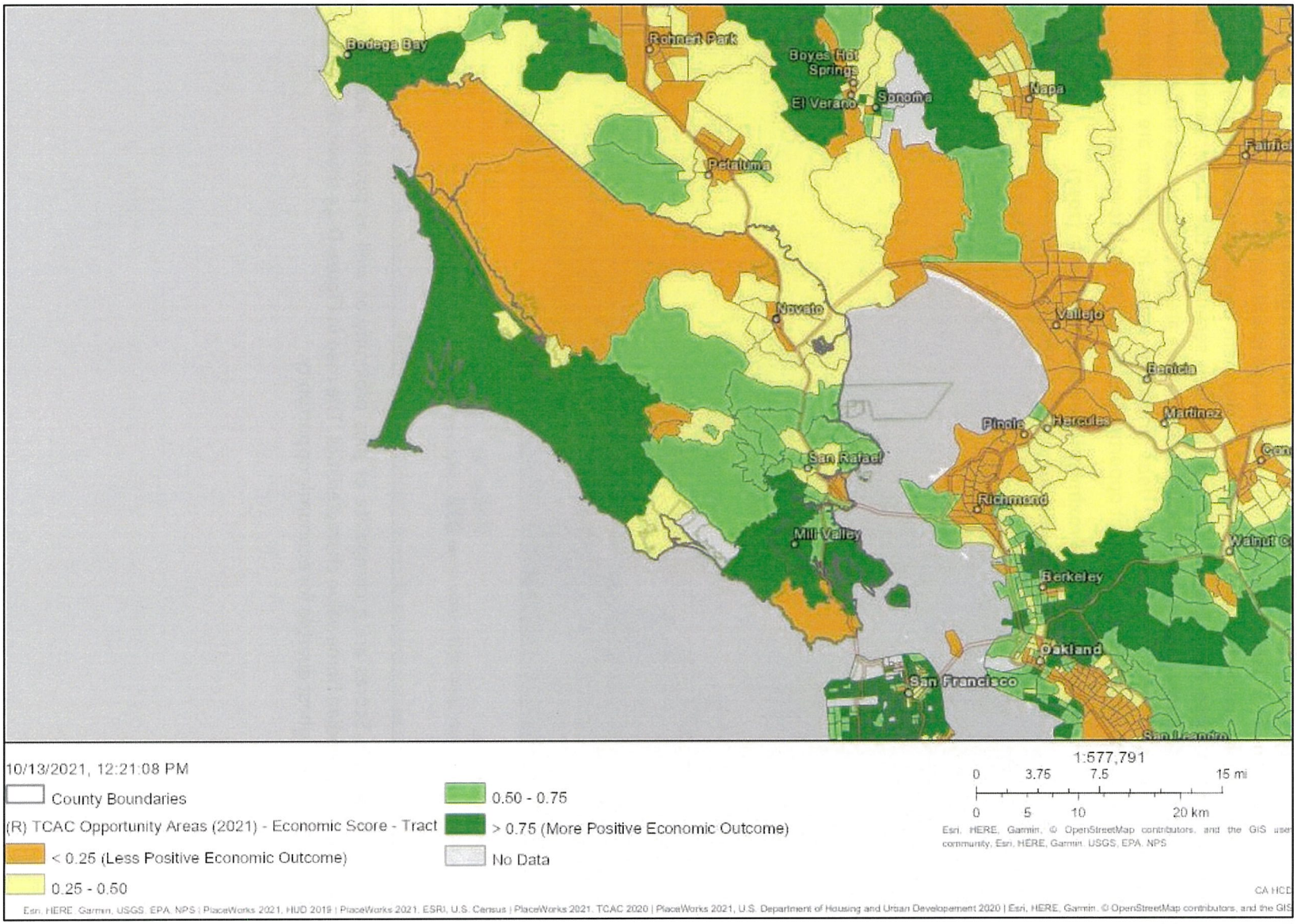
Figure D-42: Regional Jobs Proximity Index by Block Group (2017)



The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.[26] TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map in Figure D-43 shows that the lowest economic scores are located in the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are located in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the County (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cites of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

[26] See TCAC Opportunity Maps at the beginning of section for more information on TCAC maps and scores.

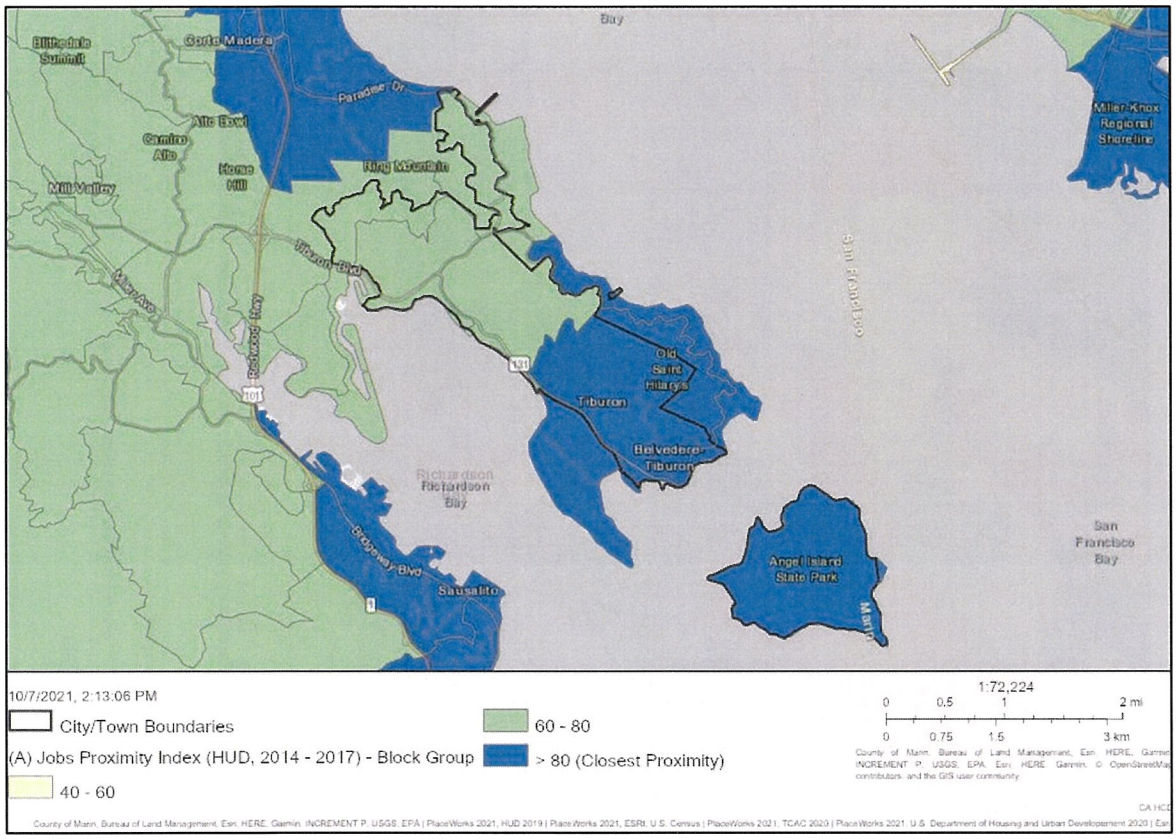
Figure D-43: Regional TCAC Economic Score by Tract (2021)



Local Trends

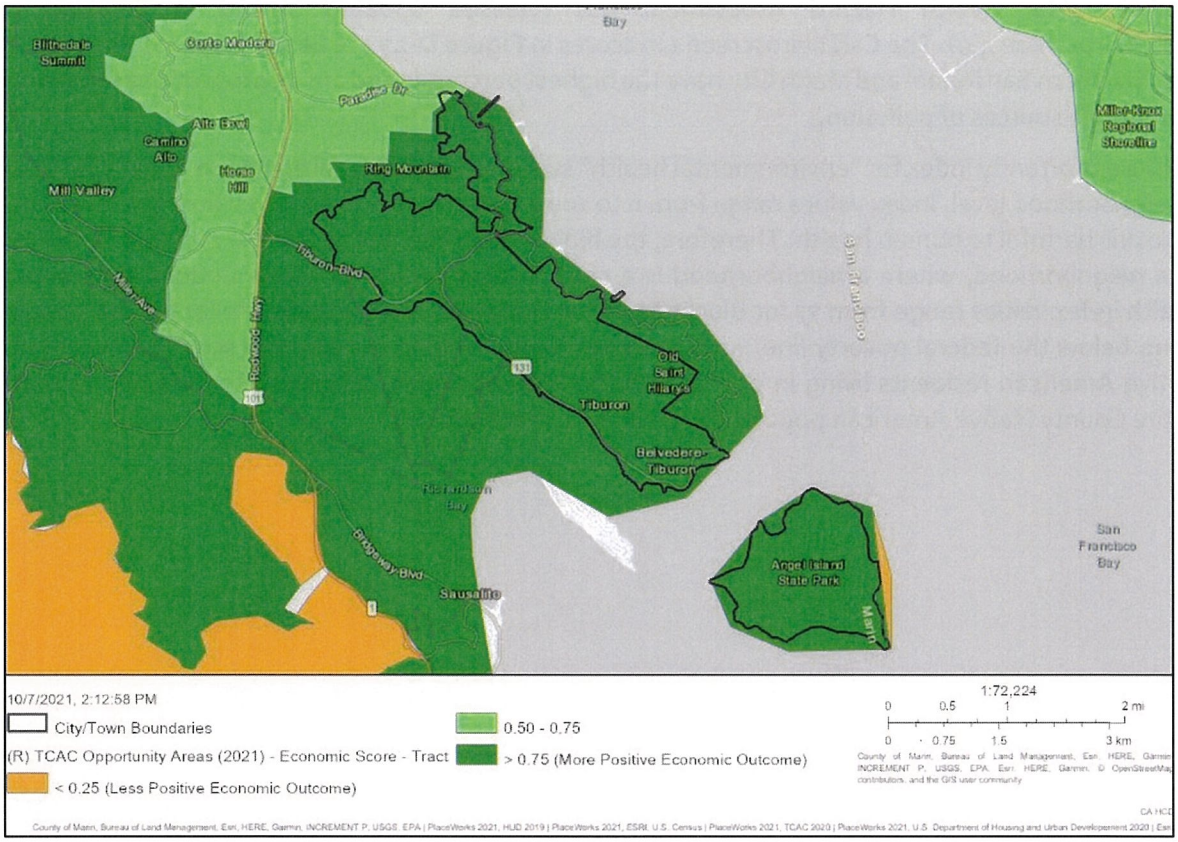
HUD's jobs proximity scores, discussed above, are shown by block group in **Figure D-44**. Block groups in the southern section of the Town, including the area of Angel Island State Park that is part of the Town, have the highest jobs proximity scores indicating employment opportunities are highly accessible to persons residing in these block groups. The northwestern section of the Town, generally north of Gilmartin Drive, has slightly lower jobs proximity scores. There are no block groups in the Town where jobs proximity index scores are below 60. Jobs proximity scores in Tiburon are consistent with surrounding areas and access to employment opportunities are fair to high town-wide.

Figure D-44: Jobs Proximity Index by Block Group (2017)



The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in **Figure D-45** shows that both Tiburon tracts scored in the highest quartile for economic opportunity.

Figure D-45: TCAC Economic Scores by Tract (2021)



Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways. The TCAC Environmental Score shown in **Figure D-46** is based on CalEnviroscreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality)

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have "less positive environmental outcomes." More positive environmental outcomes are located in tracts in the City-Centered Corridor along Highway 101, from North Novato to Sausalito (**Figure D-46**).

Figure D-46 shows the TCAC Environmental Score based on CalEnviroscreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in **Figure D-47** are based on percentiles and show that Southern San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD's opportunity index for "environmental health" summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics. The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively).

Figure D-46: Regional TCAC Environmental Score by Tract (2021)

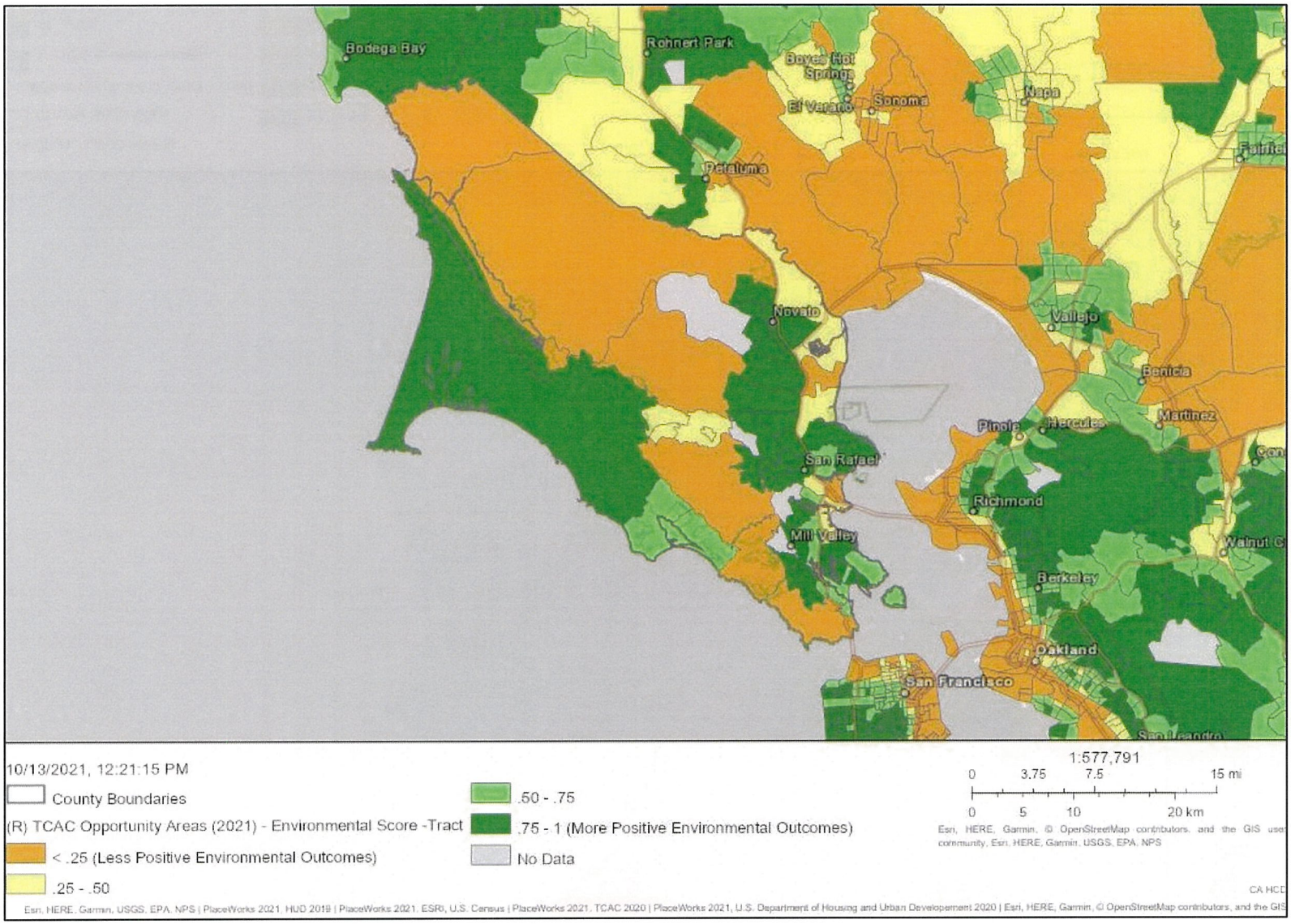
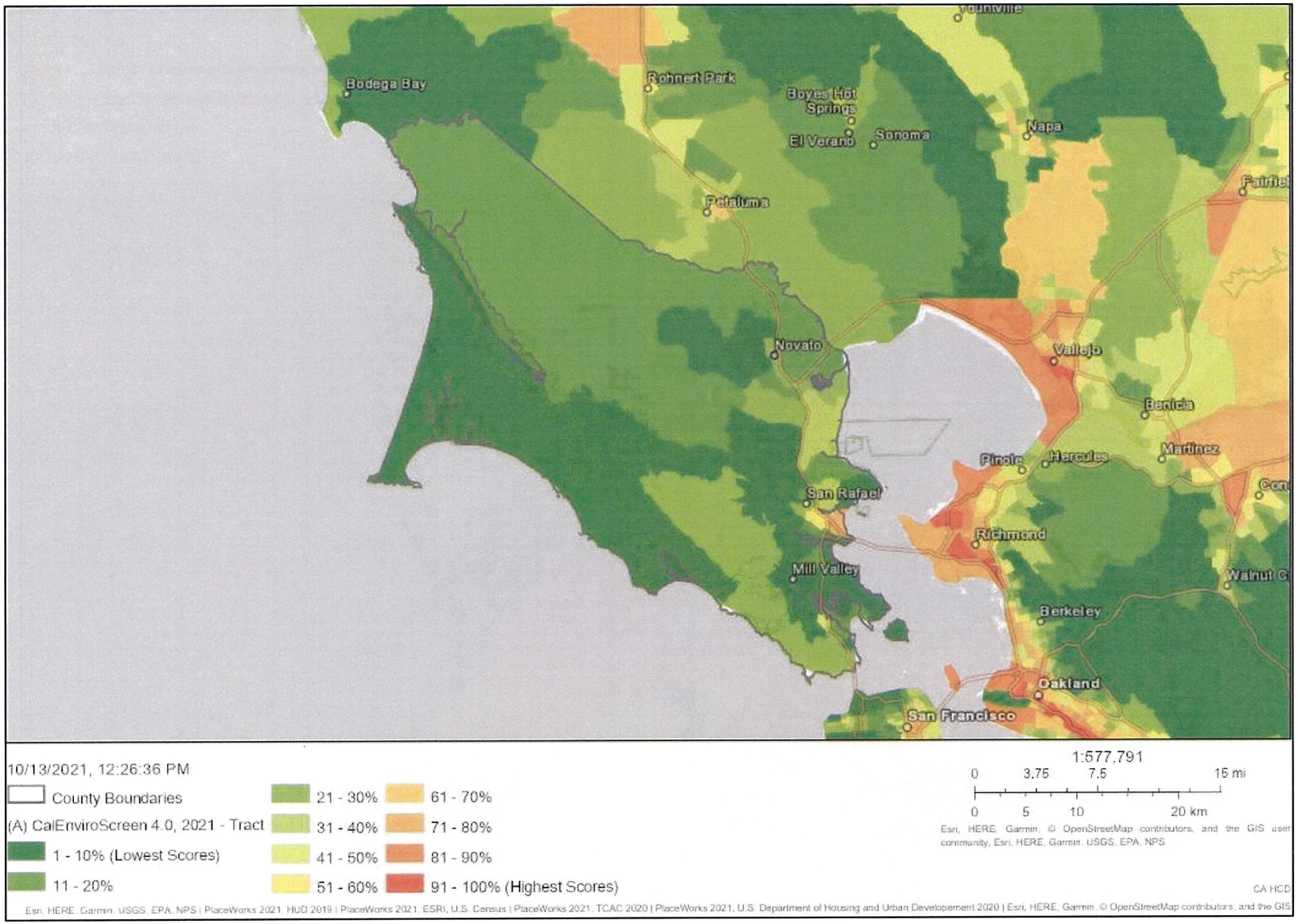


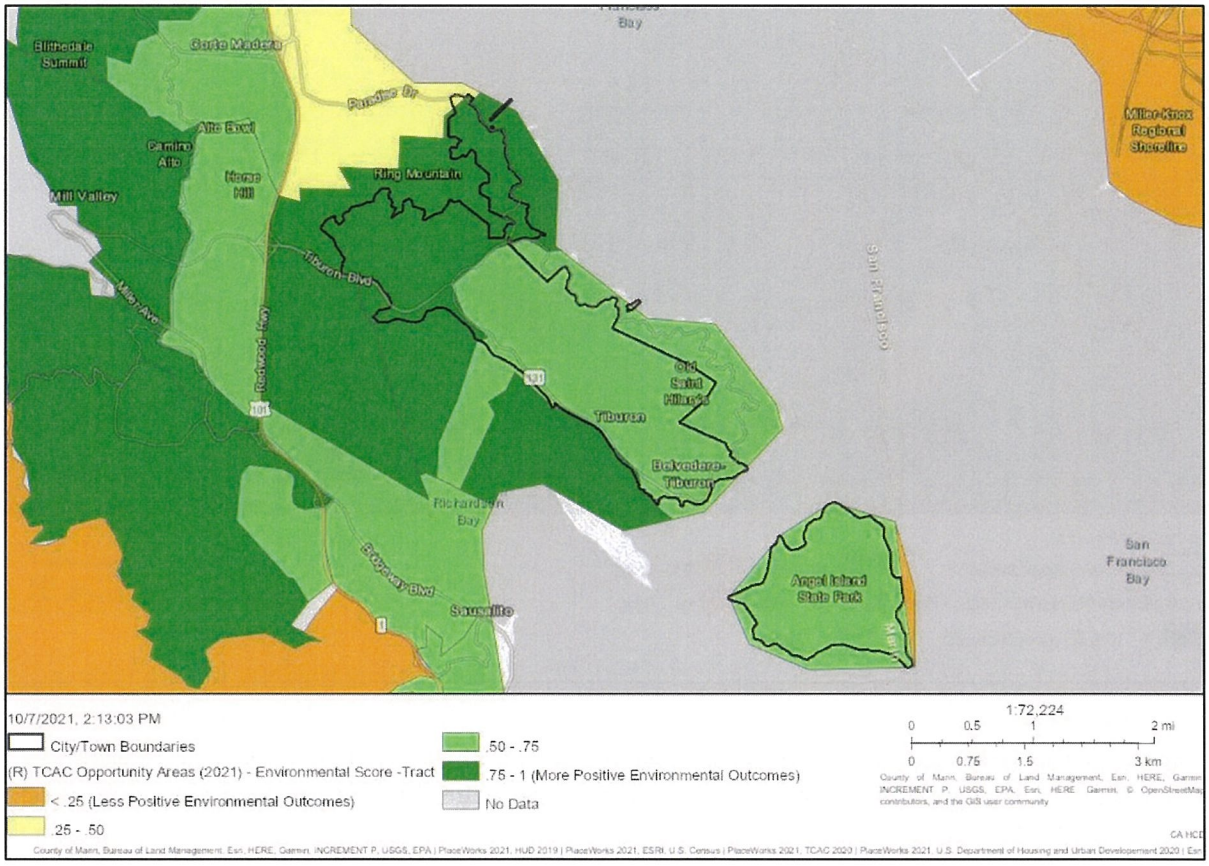
Figure D-47: Regional CalEnviroScreen 4.0 Scores by Tract (2021)



Local Trends

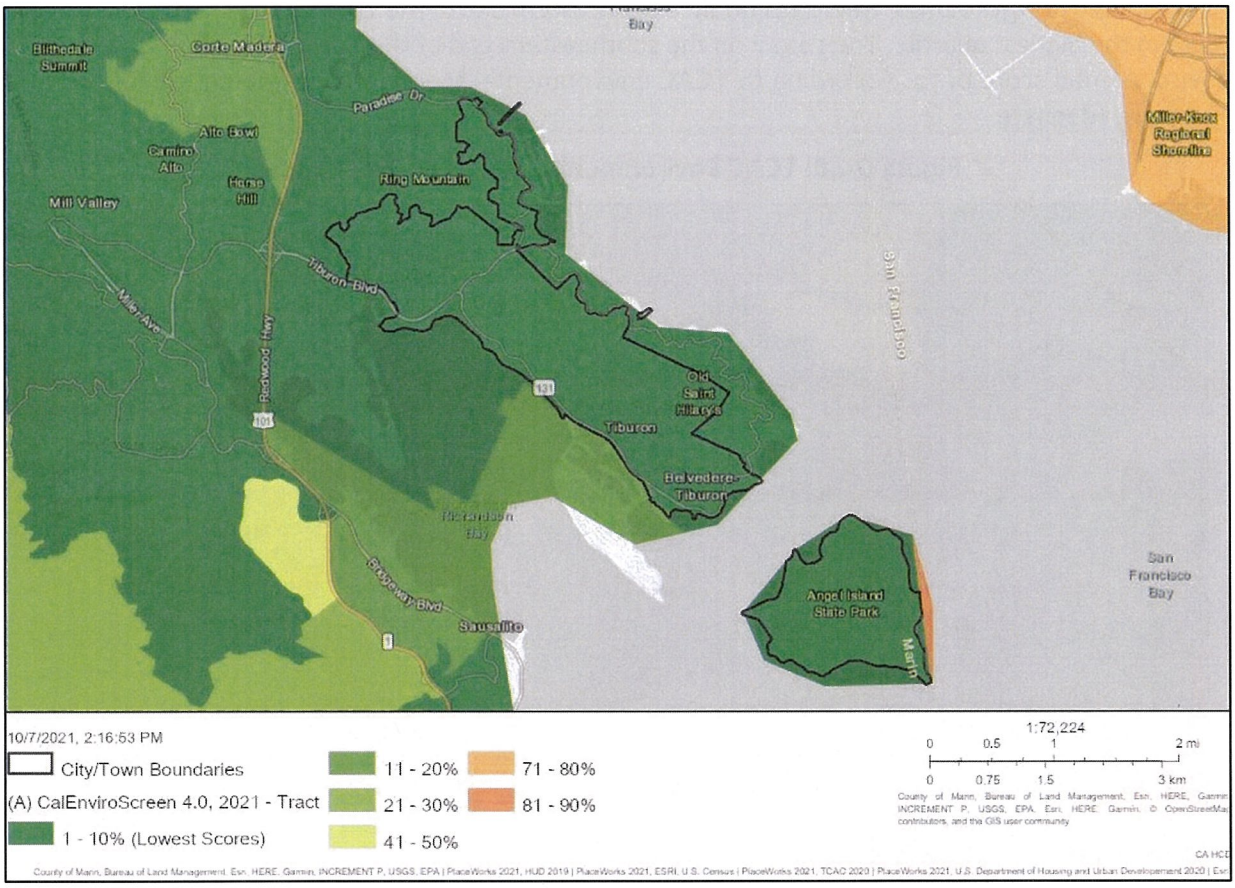
As presented in **Figure D-48**, tract 1241 on the northwestern end of the Town, has a TCAC environmental score in the highest quartile. Tract 1242 on the southeastern end of the Town has a slightly lower TCAC environmental score of 72. According to TCAC environmental scores, environmental conditions in the Town are adequate.

Figure D-48: TCAC Environmental Scores by Tract (2021)



The Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in **Figure D-49** are based on percentiles; the lower the score the better the environmental conditions. CalEnviroScreen 4.0 scores are consistent with TCAC environmental opportunity scores outlined above. Both tracts have CalEnviroScreen 4.0 scores within the 10th percentile, denoting these tracts have the best environmental conditions.

Figure D-49: CalEnviroScreen 4.0 Scores by Tract (2020)



Sites Inventory

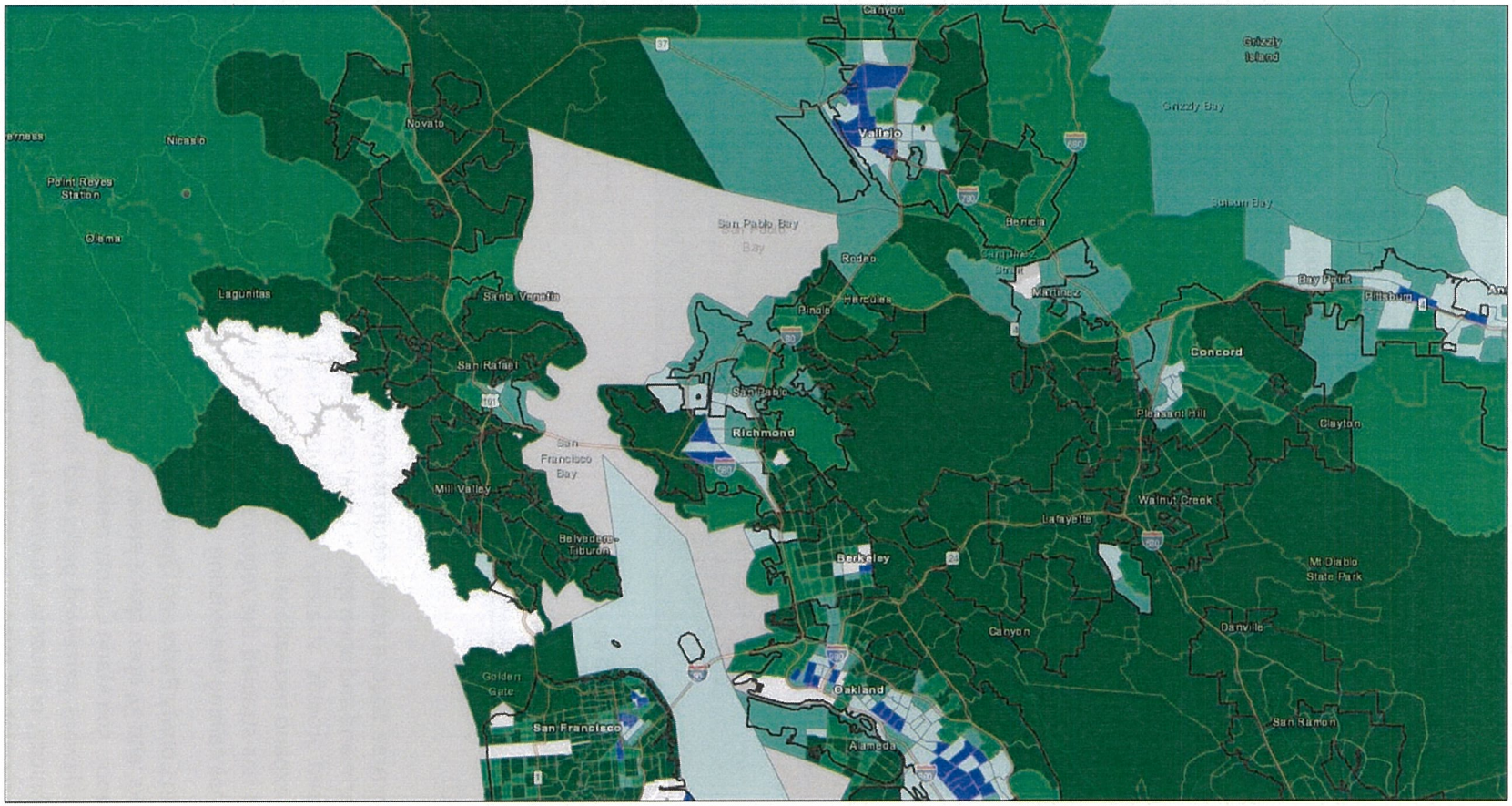
All tracts in the Town scored within the 10th percentile in CalEnviroScreen 4.0 scores, indicating all of Tiburon has the best environmental conditions. Therefore, all RHNA sites will be in areas with excellent environmental conditions.

Healthy Places

Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. **Figure D-50** shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue). In Marin County, most tracts are also above 80 percent except in Southern San Rafael and Marin City. All of Marin City and the census tract in the Canal area of San Rafael both scored in the lower 40th percentile. These communities have also both been identified as having low access to healthy foods in the 2020 AI and have a concentration of minorities and lower access to resources.

Figure D-50: Regional Healthy Places Index by Tract (2021)



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City/Town Boundaries

(A) Healthy Places Index (PHASC, 2021) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

80% - 100%

1:288,895

0 2.75 5.5 11 mi

0 4.5 9 18 km

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

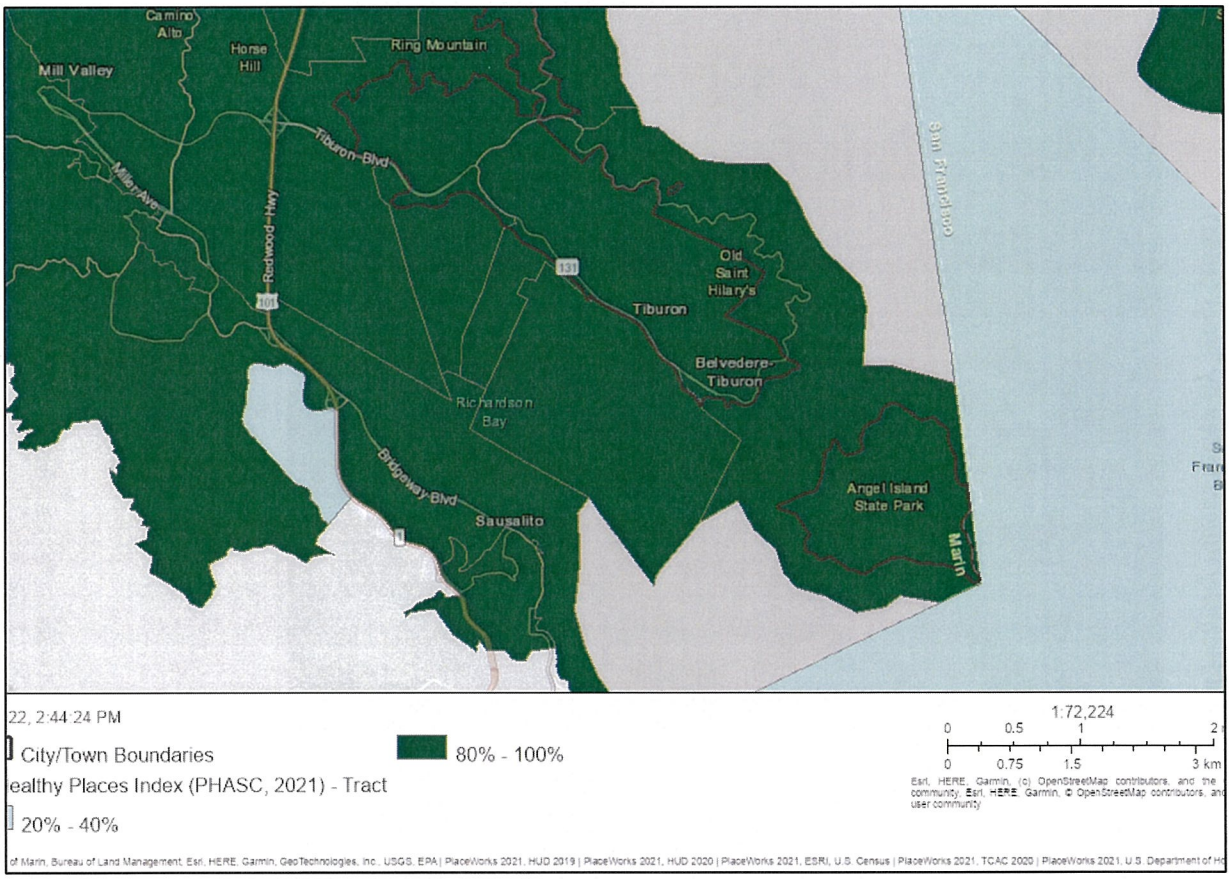
CA HCD

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Local Trends

Figure D-51 shows that both Tiburon tracts have the highest healthy places index (HPI) scores, indicating that community conditions, including housing, education, economic, and social factors, are favorable. HPI scores for these tracts are consistent with scores in surrounding jurisdictions. The Quarry Point area of Angel Island has a significantly lower HPI score of only 20.1. As discussed previously, this area of Angel Island is not part of the incorporated Town.

Figure D-51: Healthy Places Index by Tract (2021)



Open Space and Recreation

Regional Trends

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a "focused growth" strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region's ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

In Marin County, the Marin County Parks and Open Space Department includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, the 2020 AI found that residents in Marin City, a community with a concentration of minorities and low income residents, has limited access to open

spaces for recreation. From 1990 to 2015, Marin City, which had the highest African American population in the County and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains "a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City's history", Marin City continues to have limited access to surrounding open spaces and hiking trails.

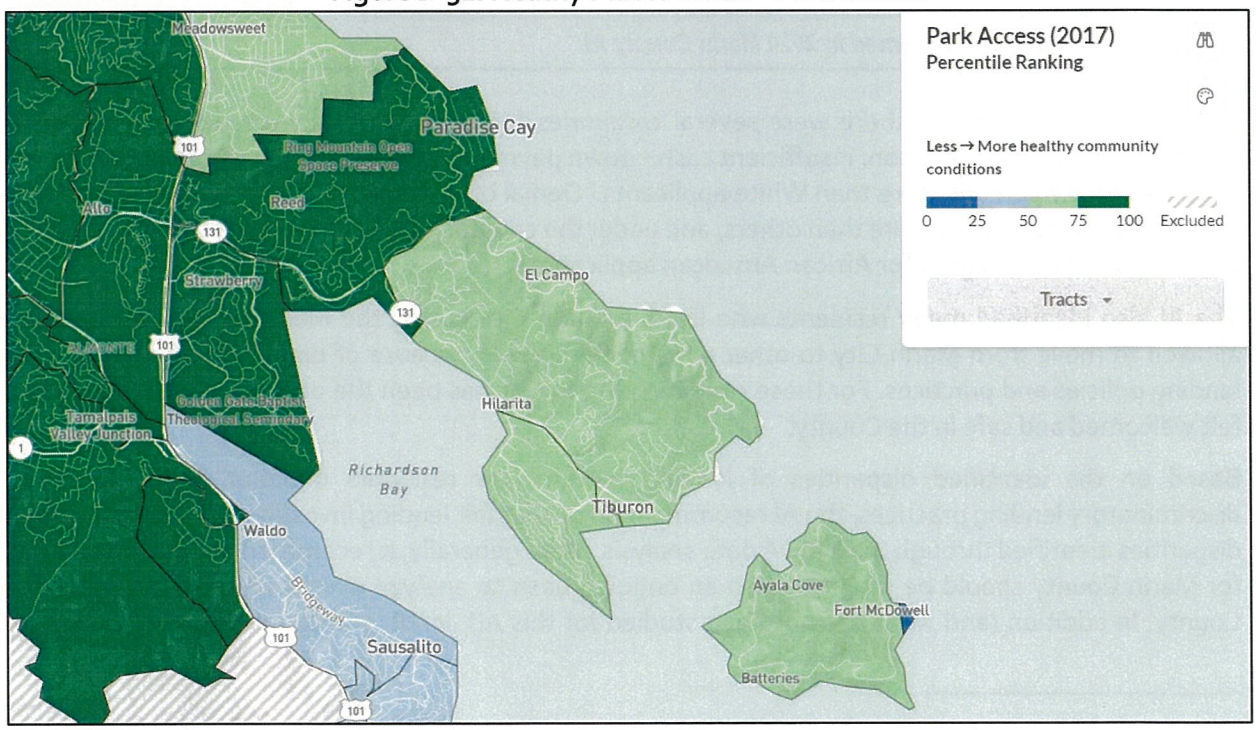
In 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from $10 to $5 for three popular parks in the County, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

City-owned parks span over 70 acres and include: Old Rail Trail, Blackie's Pasture, South Knoll Park, McKegney Green, Shoreline Park, Downtown Plaza Area, Belveron Mini Park, Cypress Hollow Park, Zelinksky Park, Elephant Rock Pier, and miscellaneous islands, medians, and more. Additional parks include Tiburon Uplands, a 24-acre nature preserve managed by the County, and Angel Island State Park.

The HPI, discussed above, uses various indicators to measure community health including access to open space and parks. **Figure D-52** shows the percent of the population living within a half-mile of a park, beach, or open space in Tiburon by tract. In tract 1241 in the northwestern end of the Town, 100 percent of residents live within half a mile of a park, beach, or open space. A slightly smaller percent of persons residing in tract 1242 on the southwestern side of the Town (99.3 percent) live within a half-mile of a park, beach, or open space. Tiburon residents throughout the Town generally have ample access to parks and open space.

Figure D-52: Heathy Places Index – Park Access



Source: The California Healthy Places Index (HPI) – Corte Madera, Park Access, Accessed 2022.

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (**Table D-21**). Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the County.

Table D-21: Loan Approval, Denial, and Withdrawal by Race

	All Applicants	White	Asian	Hispanic/ Latinx	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%

Source: 2017 HMDA, as presented in 2020 Marin County AI.

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, "Loan Denial Reason: insufficient cash - down payment and closing costs," African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of "Loan Denial Reason: Other", the numbers are starkly higher for African American applicants.

The AI also identified many residents who lived in Marin City during the Marinship years[27] were not allowed to move from Marin City to other parts of the County because of discriminatory housing and lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the County.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the County. In addition (and what has not been studied for this AI), lending patterns of individual lenders

[27] Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma.

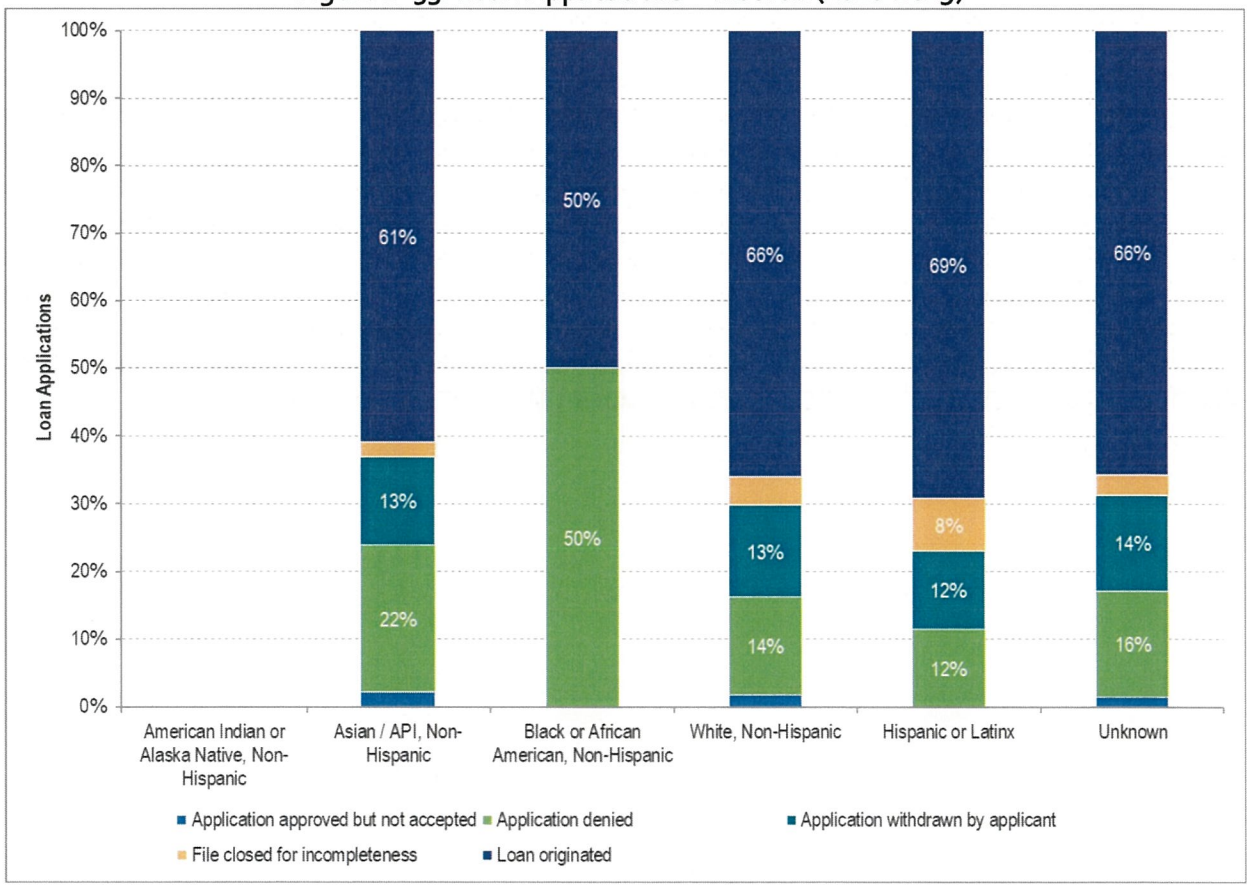
should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

Local Trends

Loan applications by race/ethnicity in Tiburon from 2018 to 2019 are presented in **Figure D-53**. Most home loan applications were submitted by White, non-Hispanic residents, a reflection of the overall racial/ethnic composition of the Town. Of the 638 home loan applications submitted by Tiburon residents during this period, 67.4 percent were submitted by White residents, 21 percent were submitted by residents of an unknown race or ethnicity, 7.2 percent were submitted by Asian or Pacific Islander residents, 4.1 percent were submitted by Hispanic or Latinx residents, and 0.3 percent were submitted by Black or African American residents. All racial/ethnic groups, except for the Asian/API population, are underrepresented in the home loan market based on the overall racial/ethnic composition of the Town (see **Table D-5**). Due to the large number of applications submitted by residents of an unknown race (21 percent of applications), it is difficult to estimate which racial/ethnic groups are most underrepresented in the home loan application pool.

During this period, two applications were submitted by Black or African American residents; one application was denied, and one was originated. The Asian/API population had the second highest denial rate (22 percent), followed by the population of an unknown race or ethnicity (16 percent), and White population (14 percent). The Hispanic/Latinx population had the lowest mortgage application denial rate of 12 percent. As discussed previously, the County AI recommended HMDA data be monitored due to disparities in lending patterns on the basis of race or ethnicity.

Figure D-53: Loan Applications – Tiburon (2018-2019)



Source: ABAG Housing Needs Data Package, HMDA Data (2018-2019).

5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to only 33.1 percent of households in Tiburon. In both the County and Town, renters are more likely to be affected by housing problems than owners. However, the disparity between the rate of housing problems for owners versus renters is much more prominent in the County than in Tiburon. According to the 2015-2019 ACS, Tiburon is an owner-dominant Town, where 67.1 percent of occupied households are owners, slightly higher than 63.7 percent countywide.

Cost Burden

Regional Trends

As presented in **Table D-22**, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated in census tracts in North and Central Marin in Novato and San Rafael (**Figure D-54**). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin census tract surrounding Bolinas Bay and Southern Marin within Sausalito.

Table D-22: Housing Problems and Cost Burden by Race/Ethnicity – Marin County (2017)							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	35.4%	53.1%	33.9%	43.8%	54.5%	56.1%	37.7%

Note: Used CHAS data based on 2013-2017 ACS despite more recent available data being available as this dataset is included in the ABAG Housing Data Needs Package.

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure D-54: Regional Cost Burdened Renter Households by Tract (2019)

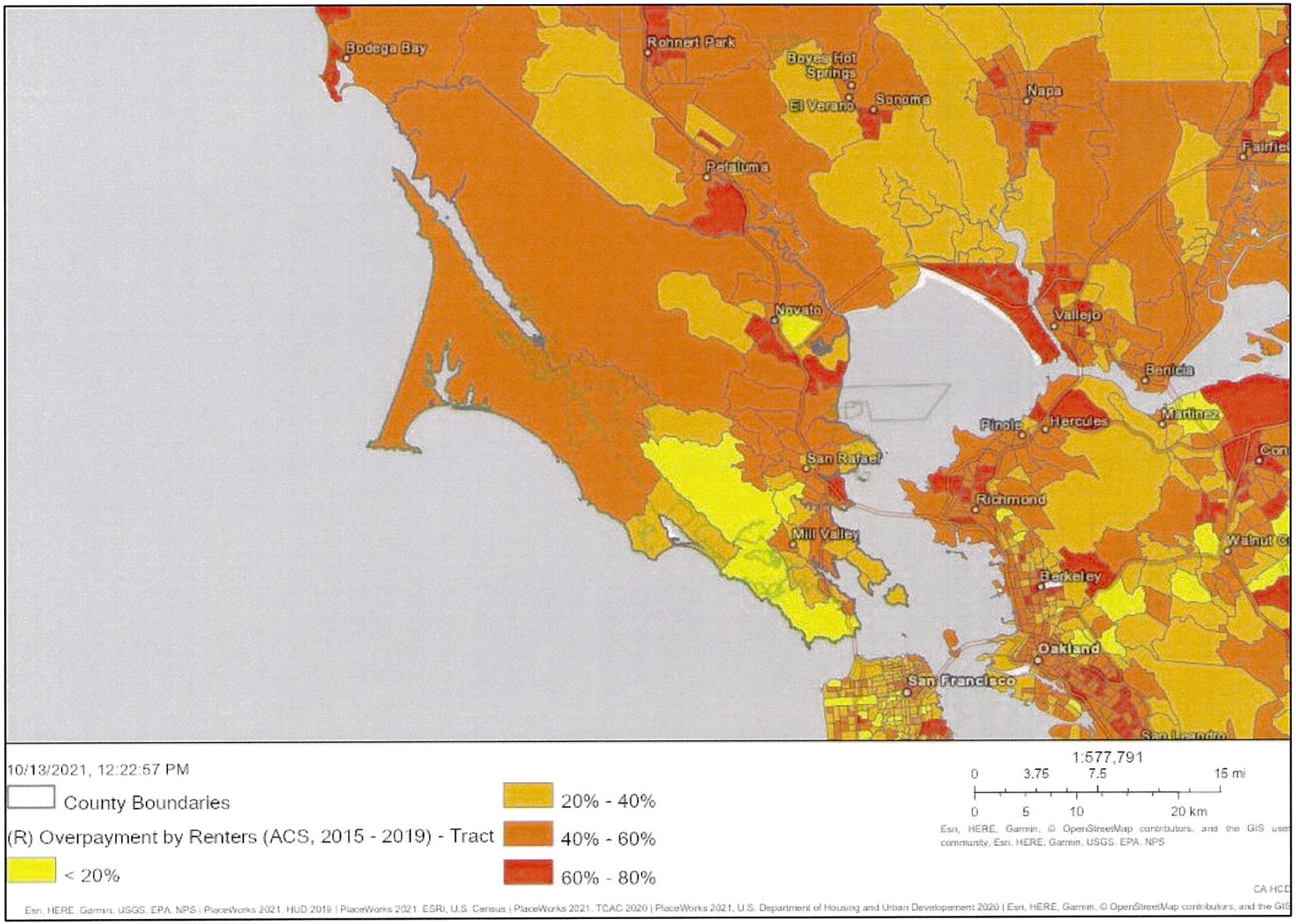
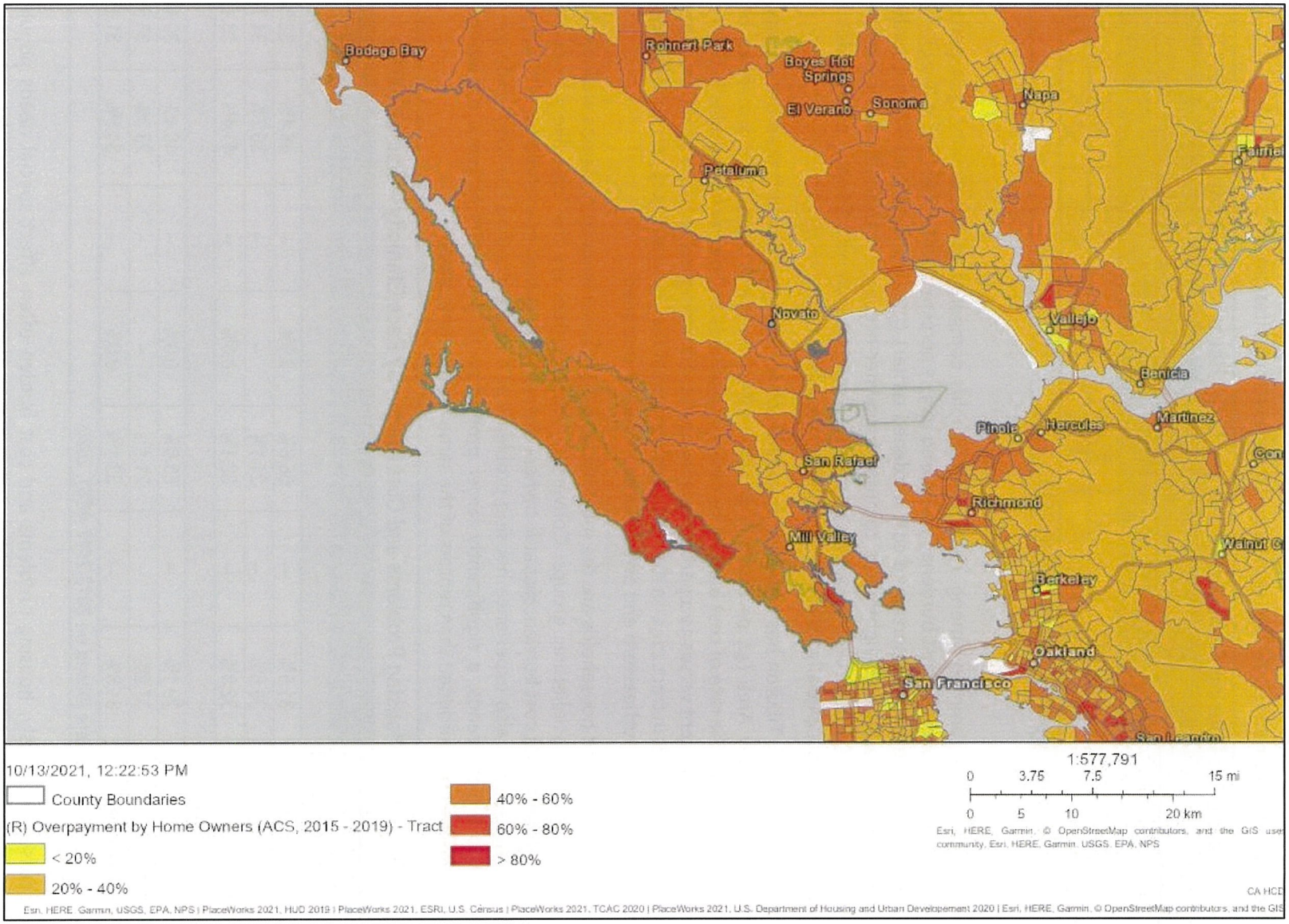


Figure D-55: Regional Cost Burdened Owner Households by Tract (2019)



Housing problems and cost burdens can also affect special needs populations disproportionately. **Table D-23** shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table D-23: Housing Problems, Elderly and Large Households – Marin County (2017)

	Owner-Occupied			Renter-Occupied			
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	All HH
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	34.0%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	33.6%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Local Trends

Cost burden is less common among Tiburon households compared to the County; 31.1 percent of households in the Town are cost burdened compared to 37.7 percent countywide (**Table D-24**). Tiburon has a significantly smaller proportion of cost burdened renters (33.5 percent) than Marin County (47.7 percent). Cost burden is also slightly less common for owner-occupied households in Tiburon than to owners countywide (30.1 percent versus 32.2 percent). In comparison with County, cost burden is less prevalent in Tiburon, especially for renter-occupied households.

As mentioned above, Tiburon has a smaller proportion of renters (32.9 percent) than the County (36.3 percent) and the Bay Area (44 percent). Typically, renters are more likely than owners to be cost burdened; however, the rate of cost burden for renter households and owner households in the Town is comparable (33.5 percent versus 30.1 percent, respectively). According to the HCD AFFH Data Viewer, 36 percent of households in tract 1241 on the northwestern end of the Town and 30.3 percent of households in tract 1242 on the southeastern end of the Town are renter-occupied.

Asian owner-occupied households are the most likely to experience housing problems and cost burden compared to other racial/ethnic groups. Conversely, Asian renters are the least likely to experience housing problems and cost burden. Hispanic owner- and renter-occupied households and White renter-occupied households also experience housing problems at a rate exceeding the town-wide averages. Contrary to typical trends, a significantly larger proportion of Asian and Hispanic owner-occupied households are cost burdened than renters of the same racial/ethnic group.

Table D-24: Housing Problems and Cost Burden by Race/Ethnicity – Tiburon (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.5%	--	55.6%	0.0%	--	46.4%	32.3%
Renter-Occupied	36.6%	--	21.1%	--	--	36.7%	34.7%
All Households	32.9%	--	32.1%	0.0%	--	41.4%	33.1%
With Cost Burden							
Owner-Occupied	29.1%	--	55.6%	0.0%	--	46.4%	30.1%
Renter-Occupied	37.2%	--	21.1%	--	--	23.3%	33.5%
All Households	31.3%	--	32.1%	0.0%	--	34.5%	31.1%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the Town are presented in **Table D-25**. Among owner-occupied households, elderly households are slightly

more likely to experience housing problems including cost burden compared to owners town-wide. Elderly renters and large renter households are significantly more likely to be cost burdened. There are ten renter-occupied large households in Tiburon, all of which are cost burdened. Similarly, 42.9 percent of elderly renters are cost burdened, significantly higher than 33.5 percent of renters town-wide.

Rates of cost burden among elderly owners and elderly renters in the Town are lower than in the County. Cost burden is also less prevalent among larger owner-occupied households in the Town compared to Marin County. However, 100 percent of large renter households in Tiburon are cost burdened whereas only 50 percent of large renter households countywide are cost burdened.

Table D-25: Housing Problems, Elderly and Large Households – Tiburon (2017)

	Owner-Occupied			Renter-Occupied			
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	All HH
Any Housing Problem	33.3%	20.8%	32.3%	42.9%	100.0%	34.7%	33.1%
Cost Burden > 30%	33.2%	20.8%	30.1%	42.9%	100.0%	33.5%	31.1%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Figure D-56 and **Figure D-57** show cost burden in the Town by tract and tenure. According to the HCD AFFH Data Viewer, 34.5 percent of renters in tract 1241 on the northwestern end of the Town and 36.6 percent of renters in tract 1242 on the southeastern end of the Town are cost burdened. The rate of cost burdened owners and renters residing in Tiburon tracts is consistent with trends in adjacent jurisdictions.

As shown in **Table D-26**, since the 2010-2014 ACS, cost burden among owners and renters has decreased in all but one tract. The proportion of cost burdened owners in tract 1242 has increased from 45.5 percent in 2014 to 47 percent in 2019.

Table D-26: Change in Cost Burden by Tract (2010-2019)

	Renter-Occupied		Owner-Occupied*	
	2014	2019	2014	2019
Tract 1241	51.7%	34.5%	52.6%	37.9%
Tract 1242	45.0%	36.6%	45.5%	47.0%

** Owner-occupied households with a mortgage*
-- No households
Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2022.

Sites Inventory

As shown above, all tracts in Tiburon have concentrations of cost burdened renters ranging from 20 to 40 percent. Therefore, all RHNA units are located in tracts where 20 to 40 percent of renter households are cost burdened. The Town's RHNA strategy does not disproportionately place lower or moderate income units in tracts with higher concentrations of overpaying renters.

Table D-27 and **Figure D-57** show the distribution of units selected to meet the RHNA by percent of overpaying owner households. Between 20 and 40 percent of owners in the tract on the northwestern side of the Town and in the tract that encompasses mostly Belvedere spend more than 30 percent of their income on housing, compared to 47 percent of owners in the tract on the southeastern side of the Town. Most RHNA units (71.980.13 percent) are in the tract where 40 to 60 of owners are cost burdened. ~~Over 91~~Nearly 95 percent of moderate income units are located in this tract compared to 56.576.680.1 percent of above moderate income units and 79.16.7 percent of lower income units. It is important to note that this tract encompasses the largest proportion of the Town.

Table D-27: Distribution of RHNA Units by Cost Burdened Owners								
Percent Cost Burdened Owners (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	626278	20.9%20.9%23.3%	4410	5.2%5.2%8.8%	1115851	43.5%23.4%19.9%	177124139	28.1%19.9%19.7%
40-60%	235235257	79.1%79.1%76.7%	7373103	94.8%94.8%91.2%	144190205	56.5%76.6%80.1%	452498566	71.9%80.1%80.3%
Total	**297297335**	**100.0%100.0%100.0%**	**7777113**	**100.0%100.0%0.0%**	**255248256**	**100.0%100.0%0.0%**	**629622705**	**100.0%100.0%0.0%**

Figure D-56: Sites Inventory and Cost Burdened Renters by Tract (2019)

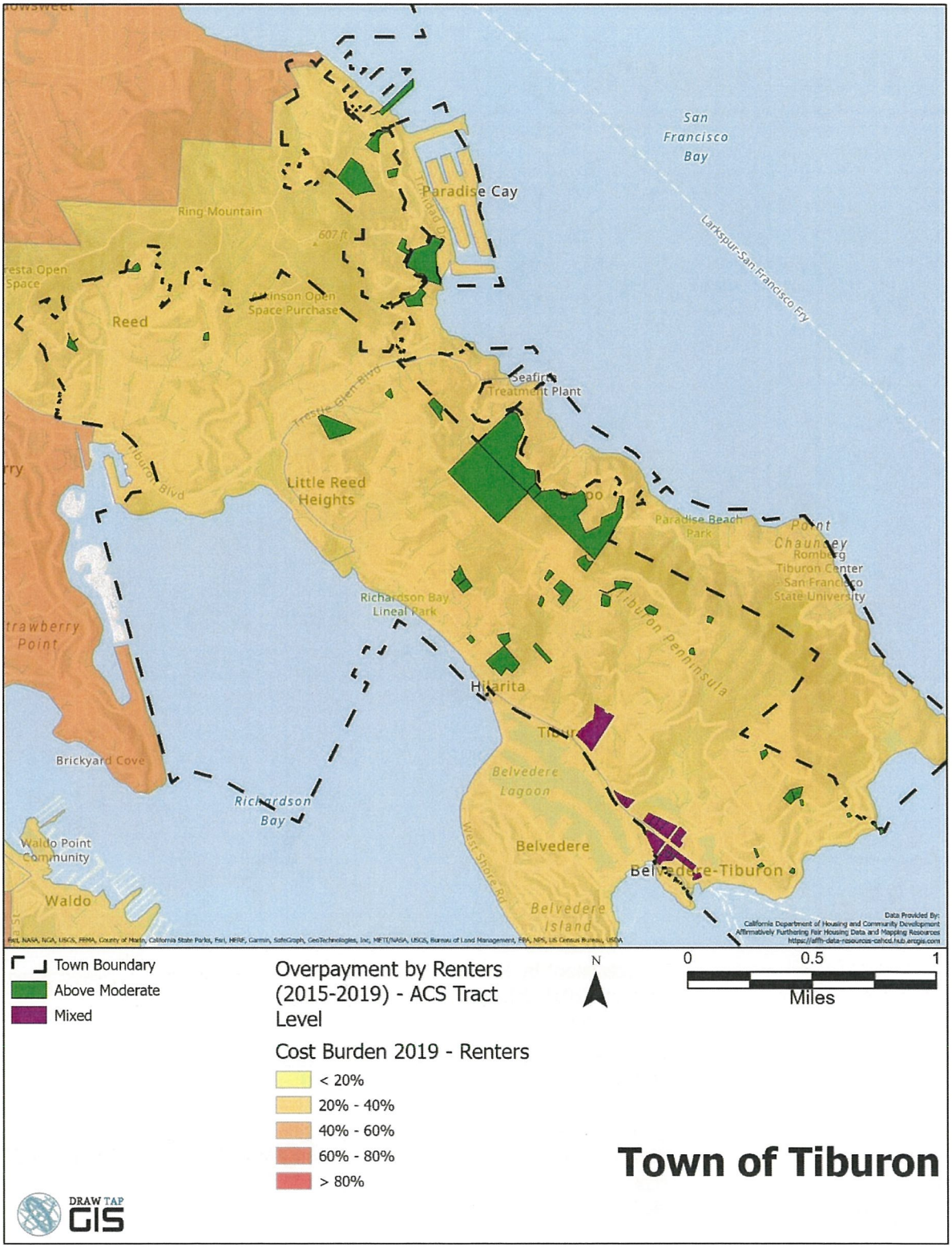
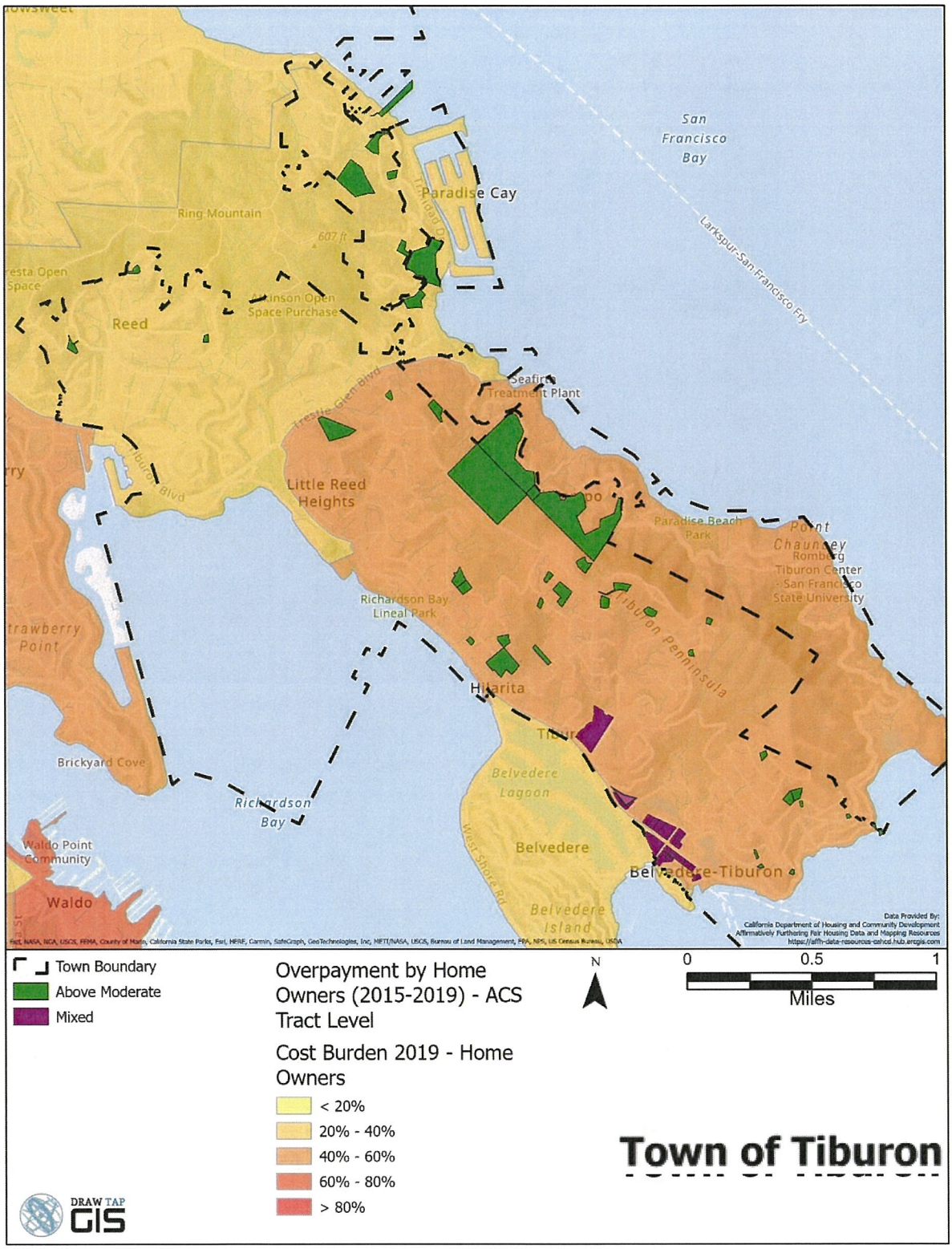


Figure D-57: Sites Inventory and Cost Burdened Owners by Tract (2019)



Overcrowded Households

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (**Table D-28**). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, Marin County a higher proportion of renters experience overcrowded conditions compared to owners. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (**Figure D-58**). At the County level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

While the ACS data shows that overcrowding is not a significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agriculture worker housing is overcrowded and undercounted.

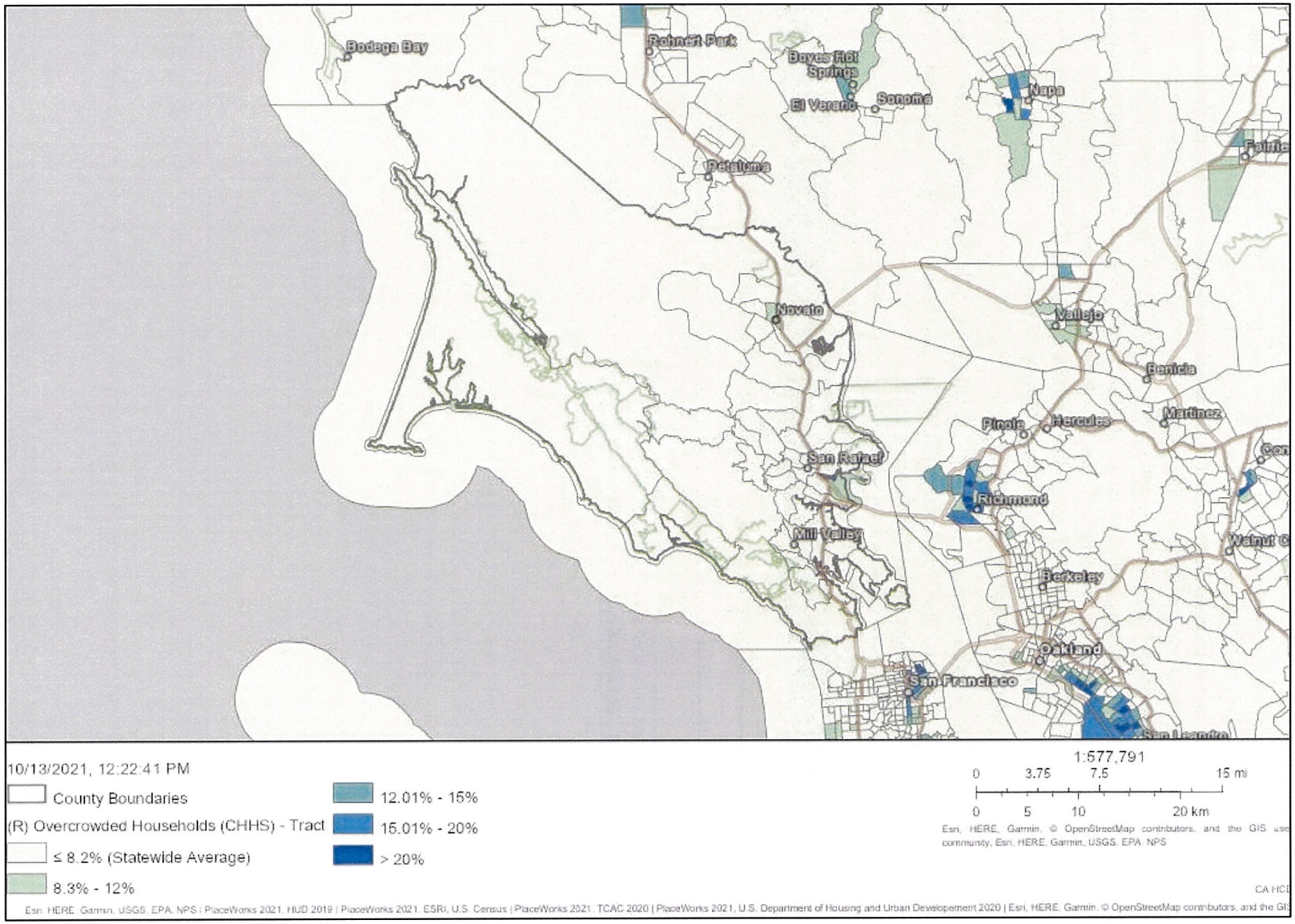
Table D-28: Overcrowded Households – Bay Area and Marin County

	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All HH	6.5%	3.9%

Note: Overcrowding means more than one person per household.
Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

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Figure D-58: Regional Overcrowded Households by Tract



Local Trends

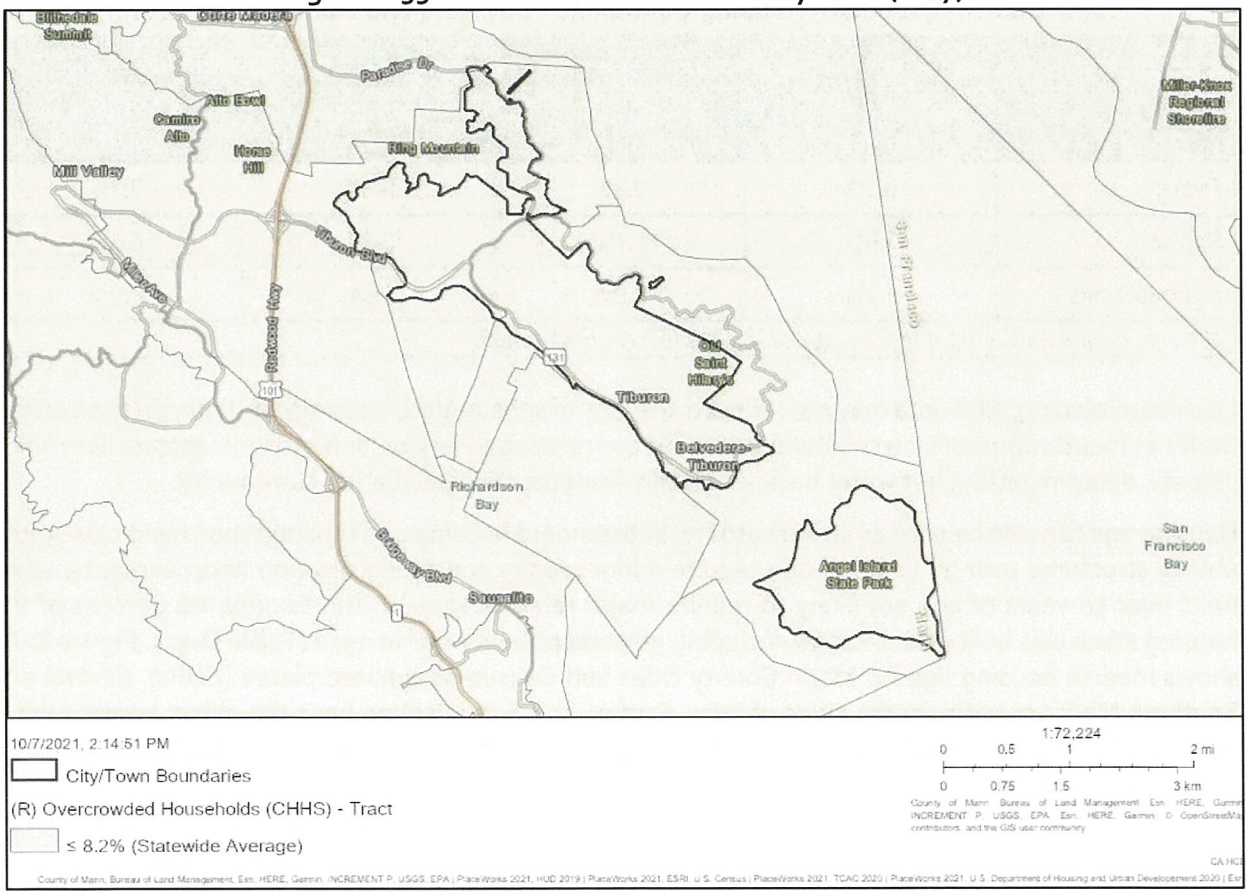
Overcrowding is generally a less prevalent issue in the Town compared to the Bay Area and Marin County. As shown in **Table D-29**, there are no overcrowded owner-occupied households in the Town. Overcrowding is more common among renters; 8.6 percent of renter-occupied households are overcrowded included 4.2 percent that are severely overcrowded. Only 2.8 percent of all Tiburon households experience overcrowding compared to 6.5 percent of households in the Bay Area and 3.9 percent of households in Marin County. The rate of overcrowding in all Tiburon tracts is below the statewide average of 8.2 percent.

Table D-29: Overcrowded Households – Tiburon (2017)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.0%	0.0%
Renter Occupied	8.6%	4.2%
All HH	2.8%	1.4%

Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

Figure D-59: Overcrowded Households by Tract (2017)



Sites Inventory

There are no areas in the Town where the proportion of overcrowded households exceeds the Statewide average of 8.2 percent. Therefore, no RHNA units will be exposed to adverse conditions related to overcrowding.

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2015-2019 ACS estimates, shown in **Table D-30**,only about one percent of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay area and Marin County and affect renter households more than owner households. In Marin County. one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of owner households lacking plumbing facilities.

Table D-30: Substandard Housing Conditions –Bay Area and Marin County (2019)

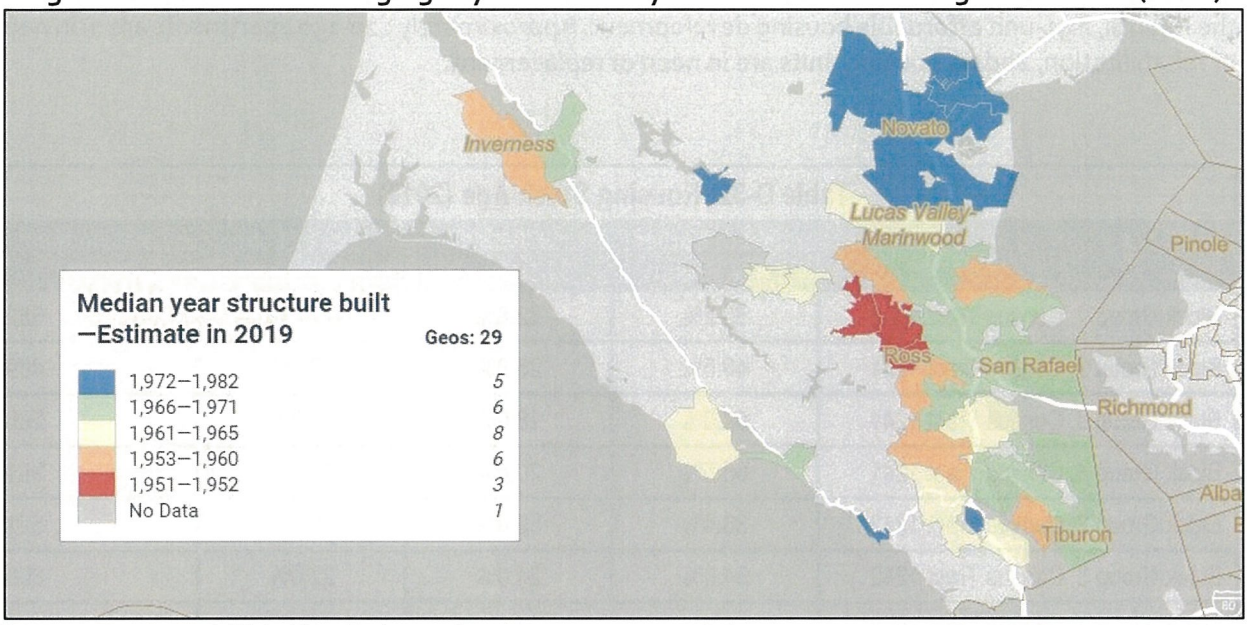
	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	1.3%	0.6%	1.0%	0.4%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the County. Staff has heard comments on substandard conditions relating to lack of landlord upkeep/care like moldy carpets, delay in getting hot water back, especially from the Hispanic/Latino community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970 (**Table D-32**). **Figure D-60** shows median housing age for Marin County cities and Census-designated places (CDPs). Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo have the oldest housing while Novato, Black Point-Green Point CDP, Nicasio CDP, Muir Beach CDP, and Marin City CDP have the most recently built housing.

Figure D-60: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)



Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

There are no owner-occupied households in Tiburon lacking complete kitchen or plumbing facilities (**Table D-31**). A slightly higher concentration of renter-occupied households in Tiburon lacks complete plumbing facilities (1.5 percent) compared to Marin County (0.6 percent), but a smaller proportion lacks complete kitchen facilities (1.5 percent versus 2.4 percent). Lack of complete kitchen and plumbing facilities is generally not a predominant issue among Tiburon households.

Table D-31: Substandard Housing Conditions – Tiburon (2019)

	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner-Occupied Households	0.0%	0.0%
Renter-Occupied Households	1.5%	1.5%
All Households	0.5%	0.5%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Table D-32 shows housing stock age in the County, Town, and block group. Approximately 54 percent of housing units in the Town were built in 1969 or earlier compared to 58 percent countywide. Tiburon has a slightly higher concentration of newer housing units built in 1990 or later compared to the County. As discussed previously, units aged 50 and older are likely to require major rehabilitation. As shown in **Figure D-61**, older housing units are most concentrated in block groups in the northeastern corner of the Town. Between 68 and 69 percent of housing units in tract 1241 block groups 3 and 4 and tract 1242 block group 4 were built prior to 1970. The highest concentration of new housing units is in tract 1241 block group 2 in the northernmost area of the Town, and tract 1242 block groups 2 and 5 in the southeastern area of the Town.

As discussed in Section 2.5 of the Housing Element, the condition of Tiburon's housing stock is generally excellent. Due to the high real estate value in Tiburon, properties, especially single family houses, are

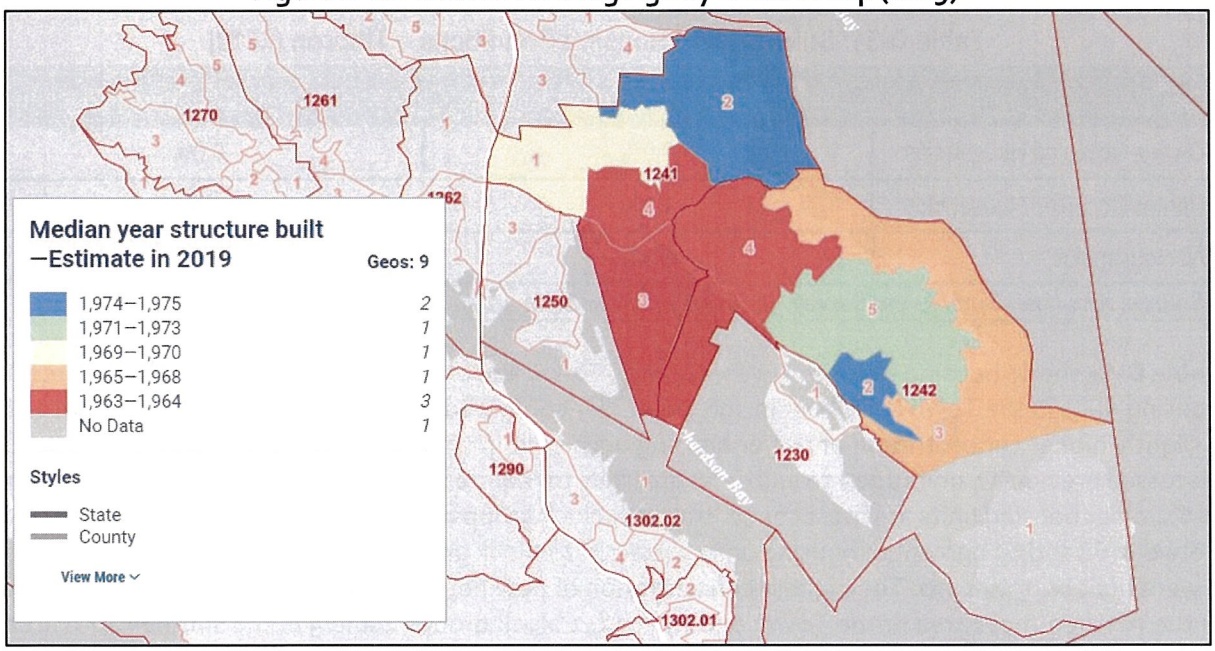
generally well-maintained. According to Town Planning & Building staff, EAH is currently rehabilitating the Hilarita, a 91-unit affordable housing development. Approximately 120-150 apartments are in in need of rehabilitation, and no housing units are in need of replacement.

Table D-32: Housing Stock Age (2019)

Block Group/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Census Tract 1241	50.2%	32.8%	17.0%	652
Block Group 2, Census Tract 1241	40.5%	25.8%	33.7%	489
Block Group 3, Census Tract 1241	68.0%	18.0%	13.9%	266
Block Group 4, Census Tract 1241	68.5%	20.4%	11.1%	961
Block Group 2, Census Tract 1242	38.4%	52.0%	9.6%	521
Block Group 3, Census Tract 1242	54.0%	24.0%	22.0%	808
Block Group 4, Census Tract 1242	68.9%	31.1%	0.0%	614
Block Group 5, Census Tract 1242	40.8%	40.7%	18.6%	920
Tiburon	54.2%	31.2%	14.6%	4,189
Marin County	58.0%	28.2%	13.9%	113,084

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Figure D-61: Median Housing Age by Block Group (2019)



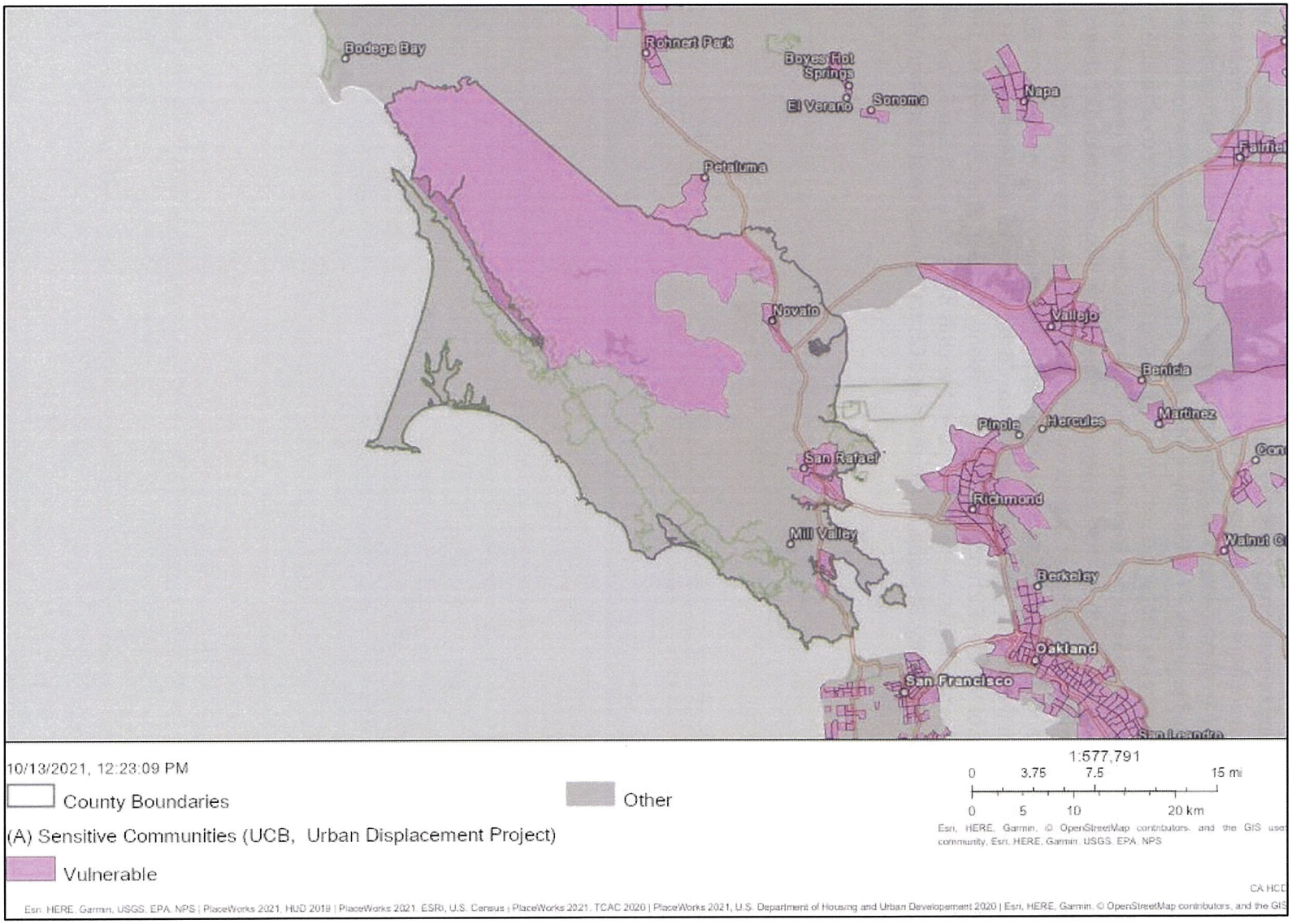
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends

UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (**Figure D-62**). In Marin County, sensitive communities were identified in the cites of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio in the Valley.

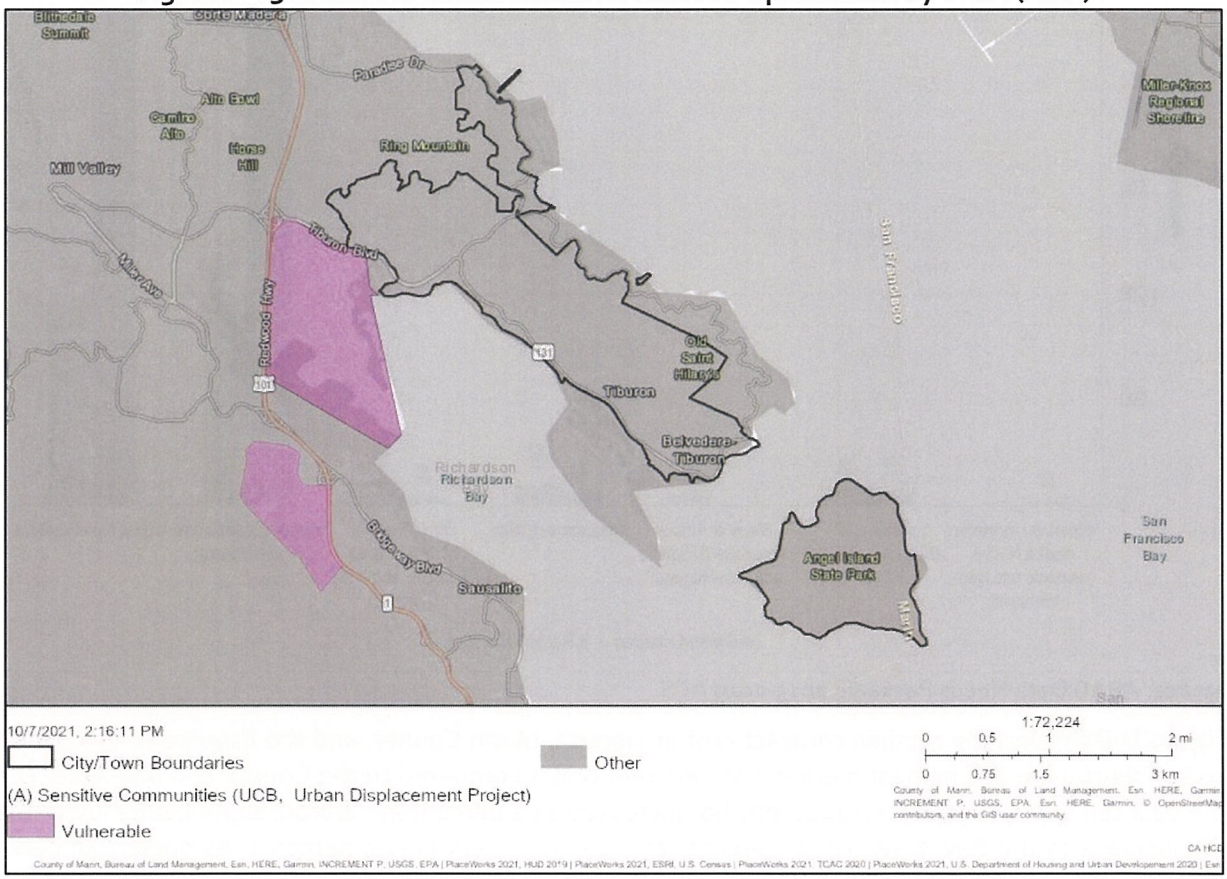
Figure D-62: Regional Sensitive Communities At Risk of Displacement by Tract (2021)



Local Trends

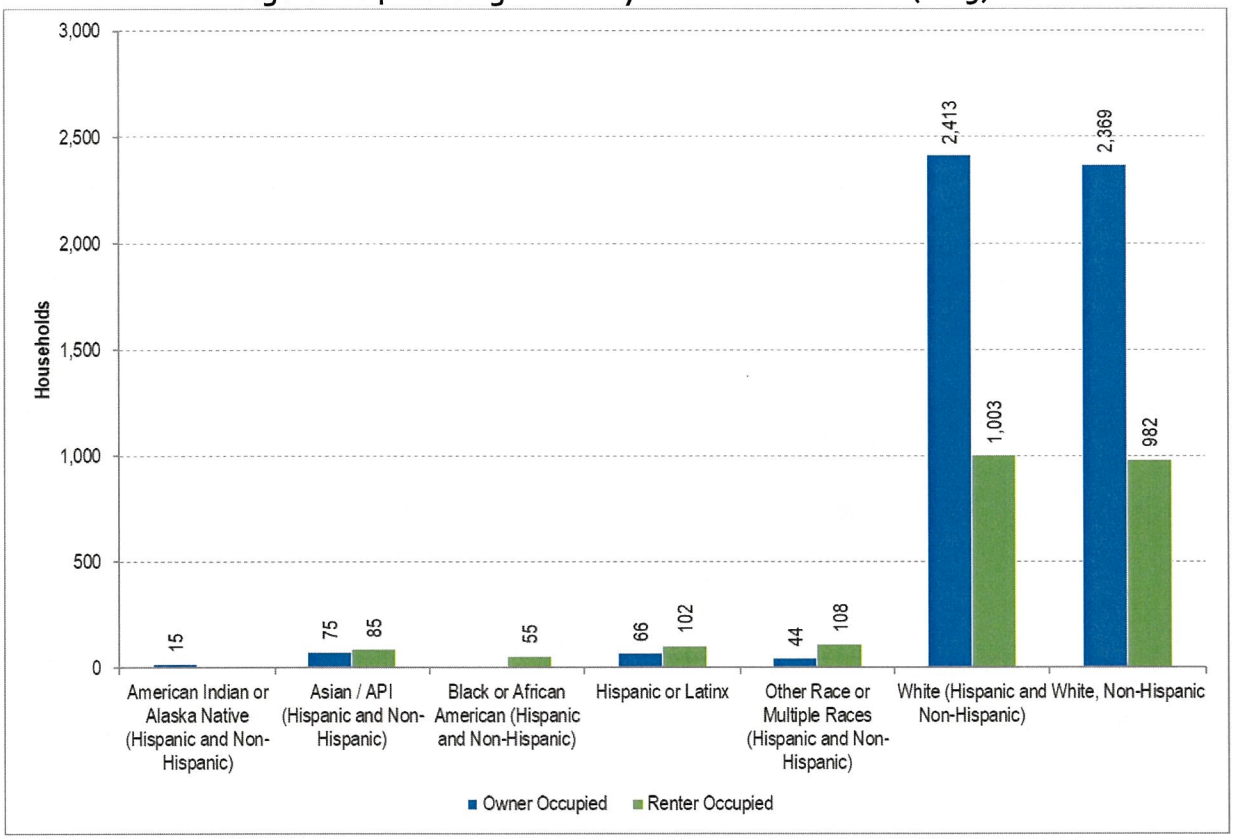
There are no areas in the Town that have been identified as sensitive communities at risk of displacement. The closest sensitive communities are located west of Tiburon in unincorporated Marin County communities including Marin City (**Figure D-63**).

Figure D-63: Sensitive Communities At Risk of Displacement by Tract (2021)



As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Tiburon is a predominately owner-occupied household community (67.1 percent) with a relatively small non-White population (18.4 percent). However, both the renter population and non-White population has increased over the past decade. As presented in **Figure D-64**, all Black/African American households, 71 percent of other/multiple race households, 60.7 percent of Hispanic/Latinx households, and 53 percent of Asian/API households are renters. Conversely, only 29.3 percent of non-Hispanic White households are renters.

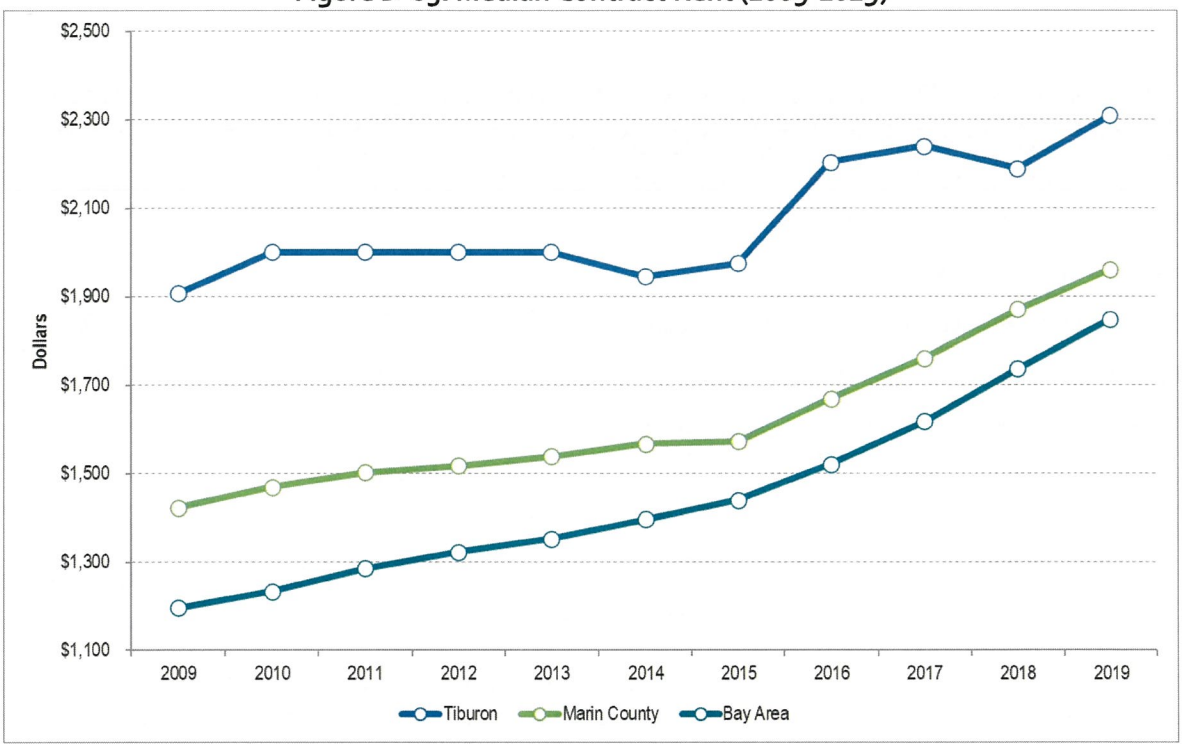
Figure D-64: Housing Tenure by Race of Householder (2019)



Source: ABAG Data Needs Package, 2015-2019 ACS.

Figure D-65 shows the median contract rent in Tiburon, Marin County, and the Bay Area from 2009 to 2019. Tiburon has the highest median contract rent prices compared to the County and Bay Area. Over the past ten years, median contract rent has increased 21.1 percent in Tiburon, significantly lower than the increase in the Bay Area (+54.6 percent) and Marin County (+37.9 percent). As presented above, increasing rental prices in the Town are more likely to disproportionately affect people of color. However, rental prices have increased moderately in the Town compared to the region.

Figure D-65: Median Contract Rent (2009-2019)



Source: ABAG Data Needs Package, 2005-2009 through 2015-2019 ACS.

Homelessness

Regional Trends

As presented in **Table D-33**, according to the County's Point-in-Time (PIT) Homeless Count and Survey, there were 1,034 persons experiencing homelessness in Marin County in 2019. Most (68.5 percent) persons experiencing homelessness in the County were unsheltered. Another 16.6 percent were living in emergency shelters and 14.9 percent were living in transitional housing. Since 2015, the County's homeless population has decreased by 21 percent (1,309 persons in 2015). However, in 2015, only 64 percent of the homeless population was unsheltered compared to 68 percent in 2019.

Table D-33: Homelessness by Shelter Status – Marin County (2019)

	Persons	Percent
Sheltered – Emergency Shelter	172	16.6%
Sheltered – Transitional Housing	154	14.9%
Unsheltered	708	68.5%
Total	1,034	100.0%

Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

Black/African American, Hispanic/Latinx, and American Indian/Alaska Native populations are all overrepresented in the County's homeless population. Conversely, Asian, White, and Other populations are underrepresented. Black or African American persons are the most overrepresented in the homeless population, accounting for 16.7 percent of the homeless population but only 2.2 percent of the

population Countywide. **Table D-34** shows the share of homeless and total populations by race and ethnicity.

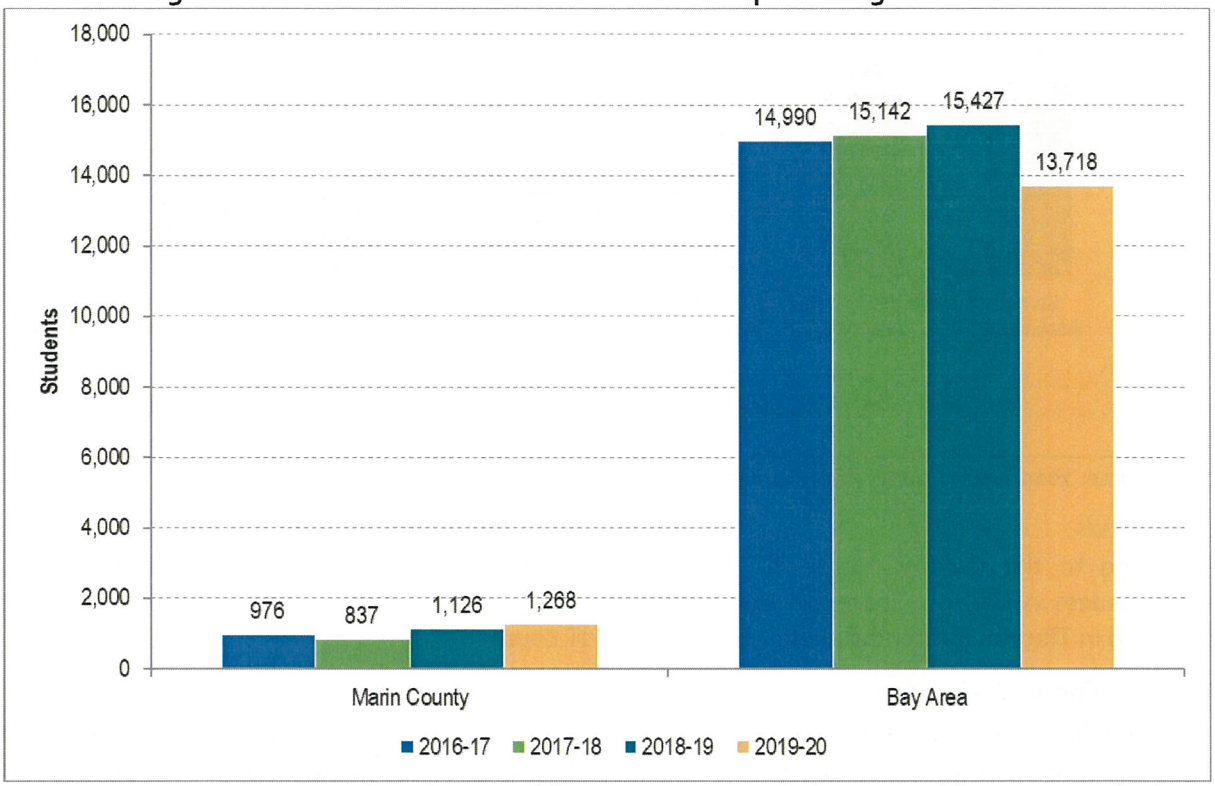
Table D-34: Racial/Ethnic Share of General and Homeless Populations – Marin County (2019)

	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.5%	0.4%
Asian / API (Hispanic and Non-Hispanic)	3.1%	6.1%
Black or African American (Hispanic and Non-Hispanic)	16.7%	2.2%
White (Hispanic and Non-Hispanic)	66.2%	77.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.5%	13.5%
Hispanic/Latinx	18.8%	15.9%
Non-Hispanic/Latinx	81.2%	84.1%

Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).

The number of students in local public schools experiencing homelessness in the County has also increased in recent years. Since the 2016-17 school year, the number of students experiencing homelessness in Marin County has increased from 976 to 1,268 during the 2019-20 school year, a nearly 30 percent increase. Conversely, the Bay Area as a whole has seen a decrease in students experiencing homelessness during the same time period (**Figure D-66**).

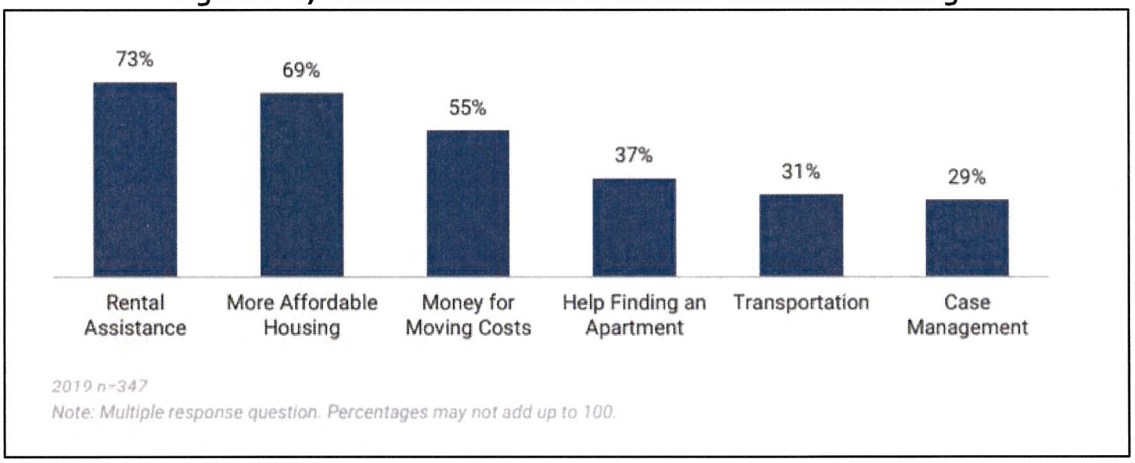
Figure D-66: Students in Local Public Schools Experiencing Homelessness



Source: ABAG Housing Data Needs Package – California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data.

The County's 2019 Homeless PIT Count and Survey found that nearly half (49 percent) of respondents reported that economic issues, such as rent increases or a lost job, were the primary cause of their homelessness. Other causes include personal relationship issues (36 percent), mental health issues (16 percent), substance use issues (14 percent), and physical health issues (11 percent). The 2019 PIT Count and Survey also showed that 73 percent of homeless respondents reported needing rental assistance (**Figure D-67**). Additional assistance needed includes more affordable housing (69 percent), money for moving costs (55 percent), help finding an apartment (37 percent), transportation (31 percent), and case management (29 percent). The need for rental assistance reflects the high cost of housing in the County. As discussed previously, nearly half (47.7 percent) of renter-occupied households in the Town are cost burdened.

Figure D-67: Assistance Needed to Obtain Permanent Housing



Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Local Trends

According to the County's 2019 PIT Count and Survey, there were no individuals experiencing homelessness in Tiburon. There are no emergency shelters in the Town. No homeless individuals were identified in Tiburon during the 2015, 2017, or 2019 PIT count.

6. Local Knowledge

Like many Bay Area towns and cities, Tiburon's current housing crisis can be traced, in part, to historical land use patterns. Most of the residential area in Tiburon was zoned for single family homes when the Town was incorporated in 1964 and this land use pattern continued as it grew. According to the Town's 2009 General Plan, 93% of land designated for residential use (single family, single family attached, and multifamily) is zoned for detached single family housing. Most of the Town's single family homes were developed between 1950 and 1980 when vacant land was more plentiful and single family ownership was more attainable for middle class households. The first subdivisions were developed in the 1950s in the flatter areas of Town, including the Bel Aire Gardens, Belveron Gardens, Hawthorne, Del Mar, and Reed subdivisions. Development continued into the hills in the 1960s, and then extended further into the hills from 1970 through 1999 as lots with steeper topography were developed. Several multifamily developments were also developed at this time. By the beginning of the 2000s, the majority of developable land had been developed.

As the housing crisis unfolded in recent decades, State and local efforts have been made to diversify the housing stock and introduce more housing in single family zones. Accessory dwelling units (ADUs) are one way to achieve this objective. The Town has approved 49 ADUs since 2007, with 80% of these developed since 2018 when new State laws significantly increased the potential for ADUs by prescribing certain development standards and a ministerial approval process. The Town encourages ADU development and has worked with other Marin jurisdictions to create a website that provides information on designing, permitting, building, and renting an ADU. The Housing Element contains programs to further promote ADUs in Tiburon.

Senate Bill 9 (SB 9), which went into effect on January 1, 2022, also provides potential to densify single family zones by allowing certain lot splits and the development of two housing units on each lot. The Town expects ADU and SB 9 development to increase housing opportunities in single family neighborhoods in years to come, aiding in diversification of established, and predominately white, neighborhoods.

Exclusionary lending and zoning practices, including redlining and exclusionary covenants, were once common across the U.S. These practices have resulted in segregated living patterns and racially disparate housing outcomes. Although the Town is not aware of the existence of historical redlining maps for Tiburon, there are several subdivisions in Tiburon where restrictive covenants are known to have been used, including Hawthorne Terrace, Tiburon Terrace, Belveron Gardens, Hacienda Terrace, Ring Point, and Bay View Terrace.

Restrictive covenants were an effective way to segregate neighborhoods and stabilize the property values of white families. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants prohibited the purchase, lease, or occupation of a piece of property to a particular group of people, primarily Black and African Americans. Through this practice, government-guaranteed lower-interest loans were then available only to white families, as well as no down payment loans for white veterans. In a landmark 1948 ruling, the Supreme Court deemed all racial restrictive covenants unenforceable, although other forms of housing discrimination continued in the Bay Area and other parts of the US long afterward.[28] In 1968, the Fair Housing Act prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status.

Even though the restrictions are now illegal and unenforceable, many continue to remain in property deeds throughout Marin. Any person who has an ownership interest in real property that is subject to racially or otherwise unlawfully restrictive covenants has the right to record a Restrictive Covenant Modification, as outlined in Government Code Section 12956.2. The County of Marin's Restrictive Covenant Project provides Marin residents with a process to identify any illegal or unlawful restrictive covenant and have the language acknowledged in their property deeds. The Project also encourages residents and former residents to share personal stories about the impact of racial covenants in Marin. The Tiburon subdivisions with restrictive covenants cited above were identified through the Project.

Many people of color have not benefited from the generational transfer of home equity and homes, as some white people have, and rapidly escalating housing costs in recent decades have made it extremely difficult for people of color to get a foothold in the housing market. Anti-development sentiment throughout Marin County has restricted new housing development, helping maintain patterns of segregation. As a result, Marin is one of the most segregated counties in the Bay Area, with five of the ten most segregated Census tracts in the region.[29] Providing more housing and a variety of housing types at different affordability levels will help to diversify the Tiburon community and result in more balanced and integrated living patterns throughout the Bay Area.

The Town's 6th cycle RHNA strategy continues this trend by expanding the housing stock and variety of housing options. The Housing Element sites inventory (Table 10) identifies capacity for nearly 780 housing units. The majority of these units are multifamily units (68%). ADUs are projected to make up at least 9% of the total of new units. The remaining 23% of residential capacity is on land zoned for single family use, although many of the new homes could result from SB 9 lot splits.

Housing Element policies and programs continue to support the development of affordable units and units designed to meet the needs of seniors, the disabled, families (both large families and female-

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[28] Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*, (Liveright, 2017).

[29] "Racial Segregation in the San Francisco Bay Area, Part 1," Othering & Belonging Institute, University of California, Berkeley, https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1

headed households with children), and the homeless. In addition, Housing Element programs are designed to achieve more diversity through such means as inclusionary zoning, affirmative marketing plans, and implementation of fair housing requirements during sale and resale of affordable housing units. Population trends indicate that the Town is becoming more diverse. Between 2000 and 2020, the white, non-Hispanic population in Town dropped from 90.4% to 81.6%. The Town expects this trend to continue and Housing Element policies and programs to accelerate the transformation of Tiburon into a more diverse community.

As discussed earlier in this document, most of the fair housing complaints in Tiburon are related to reasonable accommodation. The Town has adopted a Reasonable Accommodate Ordinance which establishes a procedure for making requests for reasonable accommodation in zoning and other land use regulations, policies, practices, and procedures of the Town. The Town also has policies and procedures in place for receiving and referring fair housing complaints. As noted above, the Town could do more to provide information to residents, landlords, and prospective tenants on all fair housing laws. The Housing Element contains programs to provide this information through the Town's communication channels, including the newsletter, website, social media, counter handouts, and tabling at community events.

D. Sites Inventory

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. The Town's sites inventory is presented in **Figure D-68** and shown by neighborhood and AFFH variable in **Table D-35**.

1. Neighborhood 1 (Northwest)

All RHNA units located in the Northwest neighborhood are allocated towards the above moderate income RHNA and are single-family home (SFH) sites. Neighborhood 1 is shown in **Figure D-68** in blue. Block groups in this area tend to have slightly larger populations of people of color and LMI households compared to the remainder of the Town. Tiburon as a whole, including Neighborhood 1, is affluent with low levels of fair housing issues. Above moderate income units in this area of the Town will not exacerbate existing fair housing conditions.

2. Neighborhood 2 (Central East)

Neighborhood 2 is in tract 1242 which encompasses the largest proportion of the Town compared to other tracts. ~~Sites 8 and 9, as well as SFH sites, are located in Neighborhood 2 (shown in green).~~ There is a total of ~~122~~ 113 units allocated in Neighborhood 2, including ~~83~~ 91 lower income units, 7 moderate income units and ~~30~~ ~~24~~15 above moderate income units. This neighborhood is also a highest resource area with non-White and LMI household populations consistent with the remainder of the Town. This tract has a higher concentration of persons with disabilities and cost burdened owners compared to other tracts in Tiburon. As discussed previously, the population of persons with disabilities is likely affected by the senior population residing in this tract. Bradley House (12 affordable units) and The Hilarita (91 affordable units) are both located in this tract and cater to seniors and persons with disabilities, and families and older adults, respectively.

Housing units in this area of the Town promote mixed-income communities and place future households in an area where opportunities (economic, educational, transportation, and environmental) are highly accessible. Further, the variety of housing units allocated in this area (lower and above moderate income) may provide additional housing opportunities for existing cost burdened residents.

3. Neighborhood 3 (Central West)

Neighborhood 3 is shown in red in Figure D-68. All RHNA sites in this this neighborhood are SFH sites totaling ~~83~~ 8452 above moderate income units. Like all tracts in the Town, this neighborhood is a highest resource area with proportions of non-White populations and LMI households consistent with the trends throughout Tiburon. Additional above moderate income units in Neighborhood 3 will not exacerbate existing conditions related to fair housing.

4. Neighborhood 4 (Southeast)

The highest concentration of RHNA units have been allocated in Neighborhood 4 compared to other neighborhoods in the Town. Neighborhood 4 is located in tract 1242, which encompasses the largest proportion of the town-wide area, and tract 1230. Tract 1230 is a small fragment of Tiburon located along the boundary between the cities of Tiburon and Belvedere. Tract 1230 largely encompasses the City of Belvedere. For clarity, the small portion of Tiburon that is contained in this tract is shown in **Figure D-69**. Though this is a very small section of Tiburon, Site 5 is located in this tract and contains ~~88~~ 66 RHNA units, including ~~78~~ 62 lower income units and ~~10~~ 4 moderate income units. Like Tiburon as a whole, this section of the Town is a highest resource area with a small non-White population (9.6 percent) and low concentration of LMI households (17 percent). This tract has a concentration of cost burdened renters comparable to other tracts in the Town. Lower and moderate income units allocated in this area will not be exposed to adverse conditions related to fair housing. New housing units in this area will have sufficient access to opportunities and will not exacerbate existing fair housing conditions.

The remainder of Town's RHNA sites in this neighborhood are located in tract 1242 and includes opportunity sites ~~1, 2, 3, 4, 6, 7, A, B, C, D, E, F, G,~~ and other SFH sites. A total of ~~361~~ 292287 additional units are allocated in this neighborhood within tract 1242 (~~174~~ 144 lower income, ~~94~~ 66 moderate income, and ~~92~~ 8277 above moderate income). As discussed previously, tract 1242 is a highest resource area with racial/ethnic minority populations and LMI populations consistent with the trend throughout the Town.

RHNA units are distributed throughout Neighborhood 4 to the greatest extent possible, but lower income units are most concentrated in block groups 2 and 3 in the southernmost corner of the Town surrounding the major commercial center of Tiburon. While lower income units are most concentrated in this area, RHNA units allocated in these block groups are not exclusively lower income. It is important to note that the units allocated in these block groups area directly adjacent to the lower and moderate income units allocated in the Tiburon Boulevard neighborhood, furthering the concentration of units in this section of the Town.

Housing sites were selected in this area due to the proximity of schools, the library, a grocery store, parks, recreation facilities, transit, and other services as described in detail in Section 3.4, which will facilitate walking and bicycling to these destinations, reduce dependence on automobiles, and minimize traffic impacts to Tiburon Boulevard. Primary consideration was given to sites within ½ mile of the Tiburon Ferry Terminal since this was a major factor in the RHNA allocation methodology, which allocated significantly more units to Transit Rich Areas within a High Resource Area such as Tiburon. Lower income units in this area will also provide housing opportunities for local workers, as most of the jobs in Tiburon are located in the downtown.

Table D-35: Distribution of RHNA Sites by AFFH Variables											
Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	% Persons w/ Disability	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate						
Neighborhood 1 – Northwest (SFHs)											
1241	2,287	~~5158~~111	0	0	~~5158~~111	Highest	16.3% - 23.5%	31.2%	6.5%	34.5%	37.9%
Neighborhood 2 – Central East (Sites 8, 9, and SFHs)											
1242	2,520	~~122~~113	~~83~~91	~~9~~7	~~302~~415	Highest	16.4% - 20.7%	23.1% - 28.9%	12.2%	36.6%	47.0%
Neighborhood 3 – Central West (SFHs)											
1242	2,520	~~838~~452	0	0	~~838~~452	Highest	16.4% - 20.7%	23.1% - 28.9%	12.2%	36.6%	47.0%
Neighborhood 4 – Southeast (1, 2, 3, 4, 5, 6, 7, A, B, C, D, E, F, G, SFHs)											
1230	890	~~88~~66	~~78~~62	~~10~~4	0	Highest	9.6%	17.0%	8.9%	37.7%	30.1%
1242	2,520	~~3612922~~87	~~174~~144	~~94~~66	~~928~~277	Highest	16.4% - 20.7%	23.1% - 28.9%	12.2%	36.6%	47.0%

SFH = Single Family Home site/s.

Figure D-68: Sites Inventory and Neighborhoods

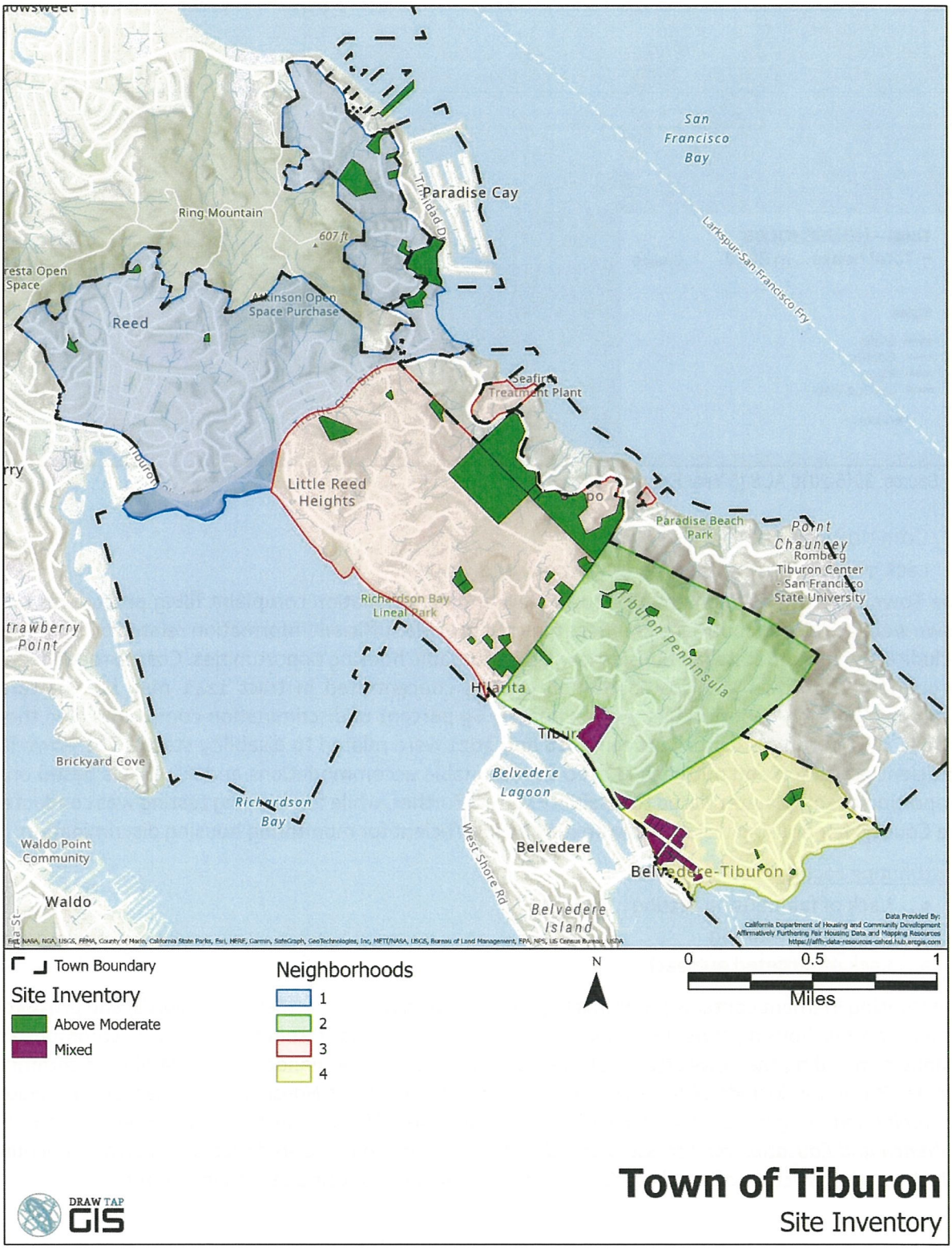
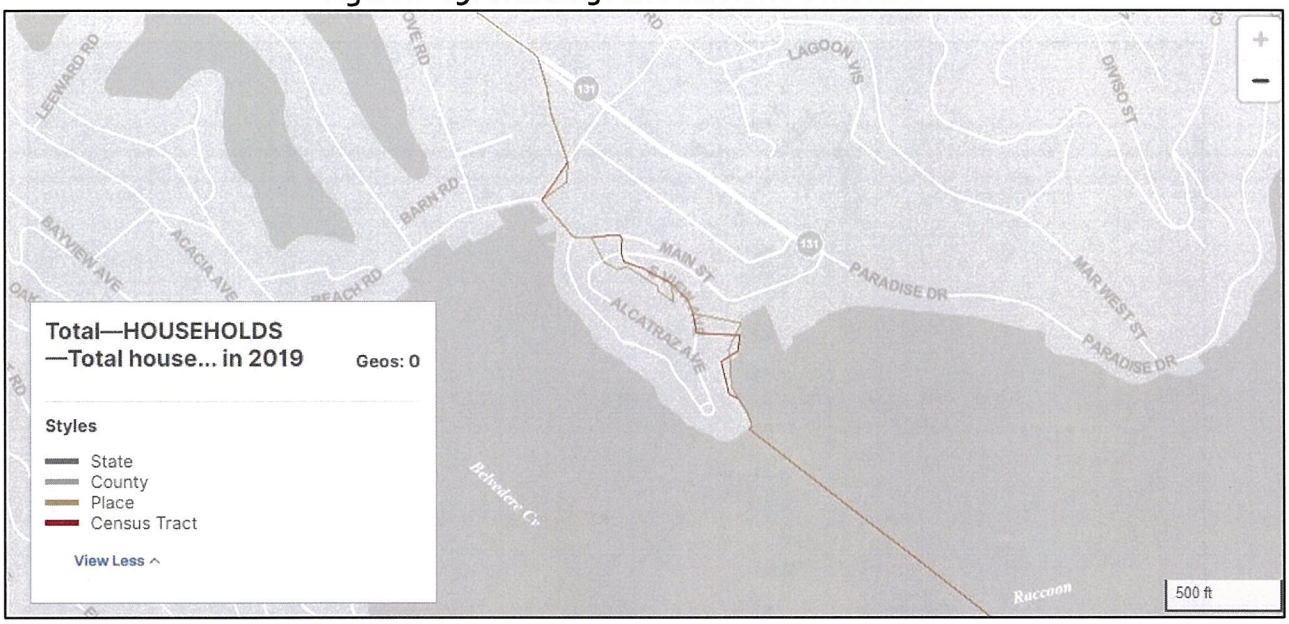


Figure D-69: Tract 1230 and Tiburon Boundaries



Source: 2015-2019 ACS (5-Year Estimates).

E. Contributing Factors

1. Lack of Fair Housing Testing, Education, and Outreach

The Town lacks information on fair housing law and discrimination complaint filing procedures on the Town website. Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law, and affordable housing opportunities. Cost burdened renters throughout the Town and cost burdened owners concentrated in tract 1242 may be unaware of affordable housing opportunities. Approximately 69 percent of discrimination complaints filed though FHANC by Tiburon residents between 2016 and 2021 were related to disability status. The Town lacks sufficient education and outreach related to reasonable accommodations and ADA laws based on the proportion of complaints related to disability status. Further, while fair housing testing was conducted in the County, fair housing tests in Tiburon may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of fair housing testing
- Lack of monitoring
- Lack of targeted outreach

The Housing Element contains programs to provide information to residents, landlords, and prospective tenants on fair housing laws, including source of income laws, through the Town's communication channels, including the newsletter, website, social media, counter handouts, and tabling at community events. Programs include *H-b Improve Community Awareness of Housing Needs, Issues; H-p Housing Discrimination Complaints; H-q Reasonable Accommodation; H-w Rental Assistance Programs;* and *H-gg Outreach and Education for Accessory Dwelling Units.* Program H-p also directs the Town to encourage Fair Housing Advocates of Northern California to conduct fair housing testing in Tiburon.

2. Substandard Housing Conditions

While the Town does not have a large proportion of households lacking complete kitchen or plumbing facilities, approximately 85 percent of housing units are aged 30 years or older, including 54.2 percent aged 50 years or older, and may require minor or major rehabilitation. Aging housing units are most concentrated in the northwestern corner of the Town.

Although the Town's housing stock is older, it is generally in excellent condition. Due to the high real estate value in Tiburon, properties, especially single family houses, are generally well-maintained. According to Town Planning & Building staff approximately 120-150 apartments are in in need of rehabilitation, and no housing units are in need of replacement. The Housing Element contains programs to promote available rehabilitation loans to lower income households. Programs include *H-u Rehabilitation Loan Programs* and *H-aa Link Code Enforcement with Public Information Programs on Town Standards and Rehabilitation and Energy Loan Programs.*

Contributing Factors

- Age of housing stock
- Cost of repairs or rehabilitation

3. Disparities in Homeownership Rates and Potential Discrimination in Home Sales Market

The Hispanic/Latino, two or more races, and Asian populations make up the second, third, and fourth largest racial/ethnic populations in the Town following the White population. A majority of Asian/API, Black/African American, Hispanic/Latinx, and other/multiple race households are renter households, compared to only 29.3 percent of non-Hispanic White households. Asian and Hispanic owner-occupied households are also cost burdened at the highest rates. Asian, Black, and Hispanic residents appear to be slightly underrepresented in the home loan application pool; however, the race or ethnicity of 21 percent of loan applicants is unknown. The Black/African American population was denied home loans at the highest rate (50 percent, one out of two total applications denied), followed by the Asian/API population (22 percent), higher than the White population (14 percent).

Contributing Factors

- Lack of fair housing testing/monitoring
- Availability of affordable housing

Program *H-p Housing Discrimination Complaints* directs the Town to encourage Fair Housing Advocates of Northern California to conduct fair housing testing in Tiburon. The Housing Element contains several programs to increase the availability of affordable housing in Tiburon, including programs *H-a Focus Town Resources on Housing Opportunity Sites; H-l Redevelopment Funding; Program H-m Work with Non-Profits on Housing; Program H-r Provisions of Affordable Housing for Special Needs Households; Program H-ee Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law; H-cc Work with Non-Profits and Property Owners on Housing Opportunity Sites; H-dd Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinances;* and *H-gg Outreach and Education for Accessory Dwelling Unit Development.*

4. Community Opposition to Affordable Housing

According to the 2020 County Analysis of Impediments to Fair Housing Choice, community opposition to housing development remains the number one barrier to housing development in the County. The AI cites the following reasons for community resistance to development: concerns about traffic congestion, a desire for the preservation of open spaces, loss of local control, and the impact on schools. According to the 2020 AI, opposition to new housing developments can arise in all neighborhoods of the County,

but it is especially the case in majority White neighborhoods. As discussed previously, Tiburon is characterized by a non-Hispanic White population of 81.6 percent, higher than the 71.2 percent countywide.

Contributing Factors

- Availability of affordable housing in all areas of the Town
- Community concern about housing densities, traffic impacts on Tiburon Boulevard, water availability, and school capacity

The Housing Element contains several programs to increase the availability of affordable housing in Tiburon, including programs *H-a Focus Town Resources on Housing Opportunity Sites; H-l Redevelopment Funding; Program H-m Work with Non-Profits on Housing; Program H-r Provisions of Affordable Housing for Special Needs Households; Program H-ee Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law; H-cc Work with Non-Profits and Property Owners on Housing Opportunity Sites; H-dd Implement Affordable Housing Overlay Zone and Inclusionary Housing Ordinances;* and *H-gg Outreach and Education for Accessory Dwelling Unit Development.*

As described in Section 1.6 of the Housing Element, the proposed housing opportunity sites were extensively vetted with the community as they required either allowing housing where none was previously permitted or increasing the existing residential densities from a maximum of 20.7 units per acre to maximums of 25-45 units per acre depending upon the site. Twenty parcels were ultimately identified as appropriate for multifamily housing. Surveys showed majority support for the housing sites.

APPENDIX E: PUBLIC COMMENT LETTERS

Larry McCullough
PO Box 655
Tiburon, Ca 94920

August 3, 2022

Town of Tiburon
Via Email: dtasini@townoftiburon.org

Regarding: Housing Element

Dear Town Council:

I realize that the Town and you as members of the Town Council have a very tough decision ahead of you in regard to the additional housing requirements mandated by the State.

"All politics is local" is a famous saying. An arbitrary mandate by the State does not consider the unique situations of a local community. Although there is more than one way off the Tiburon Peninsula for all practical measures Tiburon Boulevard really is the only one. We have all seen Tiburon Boulevard backed up every weekday coming into Town and leaving in the afternoon due to schools, workers and people going about their daily lives. What if we have and emergency, an earthquake or firestorm, we are told it is just a matter of time?

How will people evacuate and how will First Responders manage to drive through the area? The Housing Element Plan would probably be fine if Tiburon was directly off Highway 101. Have you noticed how the prices of homes before Trestle Glen receive a premium, obviously due to gridlock? Tiburon would be forever changed by the Plan, no longer a Town, a city without the infrastructure to keep people safe.

Additionally, all aspects of the Plan should be looked at, where are people going to shop and dine? We do not do our grocery shopping here in town because of the high prices, we do not dine in Tiburon because of the ridiculous prices. This will result in more gridlock and more suffering for everyone.

Sincerely,

Larry McCullough

Dina Tasini

From: KATE LIPMAN <katelipman@comcast.net>
Sent: Thursday, August 4, 2022 10:00 AM
To: Dina Tasini
Subject: Housing Plan

You don't often get email from katelipman@comcast.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Tasini,

I am very frustrated that our town is in this predicament, thanks to the state mandate that does not consider all of the circumstances. I do think we need to help make it easier for employees of our stores and restaurants to keep working here, and also that we need to celebrate and encourage diversity, but living near the downtown is extremely expensive whether you need some service or are shopping for groceries. While it might be convenient for someone working in Tiburon to live nearby - living close to downtown will be cost prohibitive.

When I moved to Tiburon seven years ago, I was drawn by the small town feel, and I was extremely excited to be able to move to a house within walking distance of "downtown" Tiburon. It took me most of my life to be able to afford this luxury and it would have been a big mistake for me to try and move here earlier. Traffic has only gotten much worse in that time. I soon learned to make sure whenever possible that my drives out of town would commence before the start of the afternoon traffic, or I'd put them off until the next day. I am lucky to be retired and able to do that. The problem is the one lane, each way, between downtown and Blackie's Pasture. Any additional housing should be built past Blackie's where we have two lanes each way.

Our infrastructure cannot support what the state is mandating. Yes, we have ferries, but they really do not make downtown Tiburon a "transit hub". I used to commute on them, and it was not cheap, or super consistent. I was glad that I had other options to get to work besides public transportation when the weather canceled the ferry. Taking a bus here to work is doable, but taking a bus home with your groceries after shopping at Safeway would not be fun.

I wish you could tell me how we could re-petition the state of California to rethink this mandate, but since we have to spend all of these resources developing a plan to add the 600+ housing units, the housing units should be much closer to the freeway, where there are four lanes to allow for the extra traffic that they would necessitate.

Thank you for taking all of this into consideration.

Sincerely,

Kate Lipman
1859 Mar West St.
Tiburon

Dina Tasini

From: Gretchen Lang <gretchenlang@yahoo.com>
Sent: Wednesday, August 3, 2022 4:26 PM
To: Dina Tasini
Subject: comment on Tiburon Housing Plan

You don't often get email from gretchenlang@yahoo.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Tasini and members of Tiburon Town Council,

My name is Gretchen Lang and I live in Belvedere within a mile of the development sites you have proposed. I have searched the town's draft housing proposal but at 360 pages I may have missed something. Why would the town suggest putting the bulk of the housing at the end of a two lane highway that is already jammed most hours of the day? Please tell me how the town plans to cope with 500 new families commuting to and from work and school down this tiny narrow road to say nothing of access during an emergency. Will the town be replacing Tiburon Blvd with a four lane highway? That would totally destroy the natural beauty and small town character of the area. What other options for transporting all these new people do you propose? Second, does the town not understand that the proposed downtown residential building sites are threatened by sea-level rise with the possibility of catastrophic flooding in a few decades time. If not, I suggest you read the County of Marin's Marin Bay Waterfront Adaption and Vulnerability Assessment (BAYWAVE). The people of Tiburon and Belvedere will not be strong-armed by the real estate development industry. A modest amount of low income housing development, carefully controlled to minimize traffic impacts, would be welcome here. Not the amount you have proposed. Please find a way to distribute these units more equitably.

Thank you for your time,

Gretchen Lang

Dina Tasini

From: Jana <jmullie4@gmail.com>
Sent: Wednesday, August 3, 2022 3:19 PM
To: Dina Tasini
Subject: The Cove Housing Proposal

[You don't often get email from jmullie4@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Dina, I am writing regarding my concern to include The Cove Shopping Center I. The housing proposal. Not only do we already have excessive traffic backup at the traffic light at Blackfield and Tiburon, but it will also pose more of a strain on traffic during the school year.
Aside from congestion, the point of housing in Tiburon is help ease the use of transportation (I.e. ferry) which The Cove would be useless in supporting. We already have issues with staffing, ride shares, business downtown Tiburon so creating more housing that is difficult to get to from the ferry makes little sense.
I appreciate all of your efforts.

Jana Heimann
Resident of: 331 Blackfield Dr.
Tiburon, CA 94920

Please excuse any typos, this was sent on the go.

Dina Tasini

From: mel ronick <melron347@gmail.com>
Sent: Wednesday, August 3, 2022 1:05 PM
To: Dina Tasini
Subject: Low Cost housing

[You don't often get email from melron347@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Ms. Tasini,

We are concerned about the impact of jamming all these units in downtown Tiburon. We've lived here for 50 years and have steadily seen the traffic increase to the point of gridlock.

As you know it's impossible to leave Tiburon after 2:30 when schools let out,. What will happen with all these new units add to the traffic?

We don't understand why The Cove was removed from consideration thereby moving all the density to our small, quaint downtown. How about part of Blackie's Pasture? Spread it out!

Respectfully,

Mel & Ruth Ronick

347 Ridge Road

Tiburon

Dina Tasini

From: Charles Skomer <cskomer@mindspring.com>
Sent: Wednesday, August 3, 2022 12:37 PM
To: Dina Tasini
Subject: Tiburon housing

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Charles Skomer
1810 Lagoon View Drive
Tiburon, CA 94920

Dear Ms. Tasini,

I and my family live in the Hillhaven area of Tiburon. I wish to communicate my concern about proposals for a large number of new housing units in downtown Tiburon. As noted by others, the traffic situation on Tiburon Boulevard would not support the addition of multiple new families in the downtown Tiburon area. The two lane road is not sufficient to support the traffic which would be associated with new housing, especially in the mornings and afternoons with commuter traffic and school related traffic. And also especially on weekends. Gridlock is already a problem at these times.

Infrastructure improvements, possibly widening Tiburon Boulevard to a four-lane road could be considered, however this would destroy the character of our downtown and destroy the character of our town overall. Parking is already difficult in the downtown area, in this would become impossible with the addition of housing and the addition of commuters and daytime and overnight parkers.

Given the California mandate, other areas should be considered. It might be possible to add housing west of Trestle Glen Boulevard where Tiburon Boulevard becomes a four-lane road with less impact on traffic and quality of life. The downtown location would result in impossible to remedy problems.

Thank you,

Charles Skomer

Dina Tasini

From: Jennifer Miller <jennimil@icloud.com>
Sent: Wednesday, August 3, 2022 12:32 PM
To: Dina Tasini
Subject: Tiburon Housing Mandate

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Dear Ms Tahini,

I have written to the town counsel before on this matter. I'm writing again, including the points made below from another Tiburon resident that reflects the thoughts and feelings of those of us who have chosen to buy into the market in Downtown Tiburon, who have built our lives here. Raised our families. Invested in and worked hard to make it happen. We bought into Tiburon because is was a quiet bayside town. A safe place to raise our families. A small town feel a ferry ride away from a major metropolitan city. We did not want to live in the east bay with the horrific traffic and urban environment. Tiburon's charm is that it is none of those things. We have the water, open space and a semi sleepy little town.

Traffic during the school year or any time they are doing road work on Tiburon Blvd is a nightmare. I plan my entire work day around it. I know that if I leave during a two hour time slot in the mornings and from 3-6pm, getting to the 101 could take me 45-60 minutes. Without traffic it's 10-15. Adding 500 new residents to Downtown Tiburon would make life for all of us who have built our lives here a living nightmare. How we spend our time directly relates to quality of life. I do not want to spend mine in a car. No thank you. Not when there are so many other options for housing placement in Marin. Putting it in the one location that has one road in and one road out makes literally zero sense. This will dramatically change the lives of all Belvedere and Tiburon residents and god forbid we have an emergency like a fire or earth quake, none of us will get out of here alive. When we have an emergency, none of us will get out of here. If we "have to" designate a potential area for housing, it has to be closer to the 101 where it will have the least impact on traffic. Not in Downtown Tiburon.

For the life of me I can not understand this mandate anyway. We all know there are neighborhoods that are more expensive to live in than others. It's always been that way. When I was young and lived in NYC I knew I could not afford SOHO. I had to live in Hell's Kitchen in Midtown because that is what I could afford. Marin County has so many beautiful areas with lots of room for building. San Rafael, Novato, Petaluma. It's just as beautiful there as it is here. Why are we cramming units in where there is not the infrastructure to handle the influx of traffic and population? Why? Driving from San Rafael to Mill Valley or Tiburon is hardly a commute.

We bought premium property with the highest taxes. We pay more for services and groceries than the rest of the bay. We do it because we value our time and surroundings above other things (like bustling restaurants, shopping, live music) that city living offers. My husband and I both work well over full time hours to make this work. For us, it's worth it to live in a place like Tiburon. We love it here. We don't a few bad decisions to forever change the charm and character of Tiburon.

We all need to fight Sacramento on this. We need our local leaders to take up this fight on behalf of all of us. Please don't make this mandate worse by adding housing where it just does not fit or work from an infrastructure, safety and traffic standpoint.

Jennifer Miller & Dennis O'Connell

Dear Ms. Tasini,

The goals of the state law concerning the addition of affordable housing are commendable.
Everyone in Tiburon knows that the town creates many business opportunities for independent contractors of all kinds.
Having housing that these contractors can afford would make many things easier on the town and the environment.

But from my point of view, the question is not about the WHAT but about the HOW.

If hundreds of low-cost housing units are placed in the lot across from CVS,
this will bring in hundreds of more cars to the traffic patterns, every day.
Anybody who has lived here for a while knows what will happen:

1. In downtown Tiburon, only one two-lane road goes in and out.
   The gridlock that happens on Tiburon Blvd at the beginning and ending of school, and on beautiful weekends, will worsen dramatically.
2. This same gridlock makes emergency vehicle access more problematic.
   Due to climate change and the recent fires in the California heat, emergency access is critical to safety.
   Due to an aging population, emergency access is critical to safety.
   a. Perhaps Tiburon Blvd would have to be widened at great cost and effort.
      But that would have to be done first.
3. Of course, the low-cost housing will be made available only to those with low incomes.
   Yet every store in downtown Tiburon requires a good income to shop.
   Whether it's the new restaurant, the grocery store, the retail shops, the drug store... the rents are high in Tiburon
   so the prices in these businesses are high to compensate. A low-income household would be trapped in an expensive part of town
   with no ability to take advantage of the town center.
4. Existing businesses already expect the parking around CVS to be available - from the many restaurants to the ferries and the retail shops,
   it is already frequent, even in the middle of the pandemic, that finding parking is difficult if not impossible.
   Though close low-cost housing might have some economic advantage, it introduces other disadvantages if parking for customers disappears.

5. Downtown Tiburon has a character of its own that people enjoy. Messing with the downtown hurts everybody.
   The rest of Tiburon is largely residential, so adding more residential there is less of a change and can still meet the demands of state law.

Please consider other locations in Tiburon that have less effect on the character of our downtown,
and less impact on our already difficult traffic patterns.

Jennifer Miller
Eastview Avenue Interior Design
75 Eastview Avenue
Tiburon, CA 94920
415-686-2575

Dina Tasini

From: smeisel@gmail.com
Sent: Wednesday, August 3, 2022 12:03 PM
To: Dina Tasini; Town
Cc: Steve Meisel
Subject: Tiburon Housing Element

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To: Tiburon Town Council and Dina Tasini (Director of Community Development)

I am reaching out because I am very concerned regarding the proposed housing element to increase Tiburon by 639 housing units. I do believe we need additional, affordable housing in California. And I believe that Tiburon can (and should) add some housing units. But I also believe 639 units (and the 160 for Belvedere) is unrealistic and potentially very dangerous.

The current housing element has over 500 units identified for the downtown area. My wife and I are particularly concerned with the potential inability to get out of Tiburon in an emergency. The distance from our home to Interstate 101 is 4+ miles (and over half the distance is only 2 lanes). Try driving to 101 during the school year or at the end of a workday - it's not easy and one must plan accordingly. If we had to evacuate in an emergency, trying to get on a watercraft may be our best (or only) exit plan. This is a scary thought.

As we try to educate ourselves on the State's requirements, it appears to be a top-down approach/mandate. Is this true? Identify the housing units regardless of the potential impact, issues, or concerns of residents. Is this true? Or said differently, identify the sites for the mandated housing units, and each town is left to sort out the many issues and consequences later. Is this true?

I and others have discussed various issues related to this housing element and have many questions including:
- Is it realistic for Tiburon to add 639 housing units without fundamentally changing the Town?

- If 639 units are added, that would be approximately a 16% increase in the number of housing units. How many additional residents are you estimating will occupy these 639 units? How many additional cars? How many additional parking spaces will be allocated/included in the high-density 3-5 story buildings?

- Tiburon is characterized as a coastal enclave overflowing with charming, small-town treasures and monumental natural landscapes. How will Tiburon be described if 639 additional housing units are built?

- Does the housing element for the additional 639 units truly reflect "Create Tiburon 2040"? If so, how?

- Will the addition of the 639 housing units have any impact, or pose any additional threat or concern, in relation to the fire hazard severity area as measured by the various zones?

- Will any of the additional 639 housing units be built in any flood area designated by FEMA, including 100 yer events, or in tsunami inundation zones? Any flood-related concerns?

- Will Tiburon residents have an opportunity for public review and comment of any new housing development? If so, to what extent can community responses impact development? If not, why not?

- Has Tiburon considered putting up "story poles" on all of the planned sites for residents to comment on? If not, why not as isn't that the most transparent way of communicating potential new development in our town?

- Why haven't other sites outside of the downtown area been selected for high-density development? Why haven't you spread the density burden throughout Tiburon, particularly in those areas that are supported by 4-lane highway on Tiburon Boulevard?

- If the 639 additional housing units zoned for development are built, what is the impact on:
Parking?
Traffic?
Tiburon Boulevard (expansion from 2 lanes to 4 lanes)? And any other roads?
Evacuation plan?
Noise?
Climate (including the Town's Going Green initiatives and Climate Action Plan)?
Sanitation and sewer resources?
Water resources?
EMS, Fire, and Police services?
Gas and electrical services?
Schools?
Safety and security?
Current services provided by commercial businesses that would be potentially lost if properties developed for housing? Will the Town mandate certain areas be retained for residents (e.g., food market, postal, etc.)?

- How has the call for Belvedere to add 160 housing units been considered by Tiburon? And how does the addition of such units impact each of the above areas when taken together with Tiburon's potential development of 639 units?

- Will the above areas of concern be addressed as building occurs? If so, please explain how this will work? And who will pay for it?

- While some projects can be built by right, meaning no public input or environmental/CEQA review, shouldn't the Town nonetheless inform its residents in advance as to the issues posed by such development?

- Does Tiburon intend to take any further action(s) to lessen the housing mandate? Has Tiburon engaged with our State representatives (Senator McGuire and Assembly Member Levine) on the housing mandate? If so, what has been their response/suggestions?

Create Tiburon 2040 was establishing to guide our Town's growth and development over the next 20 years. Let's hope we'll enhance our Town over this period and not diminish that which makes it so special.

Steve Meisel
401 Paradise Drive
Tiburon, CA 94920

Dina Tasini

From: Lynn Fox <foxlynn@icloud.com>
Sent: Wednesday, August 3, 2022 9:22 PM
To: Dina Tasini
Subject: My input DRAft Tiburon Housing Element after spending hours of time and listening to the zoom meeting 8/3/2022

Importance: High

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Dear Dina,

I spent 4 hours reading everything I could get my hands on about the Housing Plan and Implementation. I also talked to people and read about 10 articles in the Ark. I went to the Zoom meeting tonight (August 3, 2022) and listened for 3 hours.

I think every caller had excellent questions, suggestions and frustrations. Each should be considered especially :
1. Traffic- a nightmare daily and with schools it now can take 45 minutes to get from Lyford to 101.
2. Length of time to develop such a plan, if done downtown- with one way streets, and closed sidewalks like for the library.
3. Evacuation and Emergency Exits (daily problems, accidents, etc) (the Safety of Tiburon Citizens is jeopardized)
4. Lost of large and small businesses, no public parking left.
5. Effects on Character of Tiburon- why we moved here and not the City of SF or San Rafael. Also why many of us may decide to leave here.
6. Investment of small businesses and new businesses that have come to Tiburon- trusted us with their future and served us during the Covid Epidemic. Many of these businesses have been here since the town was developed.
7. Lost of Basic Services like a Pharmacy, banks and other town sustaining services
8. Flooding and other problems not even thought about at this time
9. Uncertainty of everyone's stresses such as continued covid and supply shortages, and
10.the list goes on!

I think you need to go back to the drawing board and take all of the new input into your planning.
Do not give away "% ages" or "units not required should be re-evaluated and re-viewed with today's input.

You need to go back to the drawing board and work to reach the **9400 Tiburon residents** so they know what is happening or going to happen to their Town. They must be informed of details and not in a 350-page brief that they don't understand. I think you said only about 300 of them responded or even attended meetings. WHY? Reach out again and again and try new approaches to reach them, even if by engaging each of the 50 Homeowners Associations in Tiburon. They can help get the word out.

Also remember that Tiburon has many seniors, many of whom do not have internet skills, much less use Zoom. A flyer should be put into their mailboxes looking at the pros and cons of this situation. Please share with them what they can do to have their voices heard.

We, as citizens and homeowners and renters, must know that letters should be sent to tell Governor Newsom and the so called State "representatives" know we are NOT in favor of the way they have forced these outrageous edicts on us. They make no sense and will be impossible to implement in so few years. There are so many unknowns and this should be done in STAGES. Fight back, not be a victim.

I could go on and on with problems for now and the future if this edict becomes a realityy. You were present for the today's questions and discussions. You now have a list of REAL concerns we ALL have and shared and why they are valid and need further study.

Sincerely,
Dr. C. L Fox
Resident for 35 years.

Dina Tasini

From: Carolyn Cohan <carolynecohan@gmail.com>
Sent: Wednesday, August 3, 2022 10:27 AM
To: Dina Tasini
Subject: High density housing

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Hello Ms. Tasini,

This letter is just to say that as a long time resident of Tiburon, putting the low density housing /high numbers of new residents in the downtown area will increase congestion and the bottleneck effect on our 1 road in and 1 road out situation. It makes so much more sense to have it at the opposite end of the peninsula as not to increase traffic exponentially for all of the residents living past blackies pasture.

It is a problematic situation that will be created if this passes.

Carolyn Cohan

Dina Tasini

From: Lindsay Holt <lindsay.k.holt@gmail.com>
Sent: Wednesday, August 3, 2022 8:00 AM
To: Dina Tasini; Town
Subject: High density housing in downtown Tiburon

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Dear Dina, Greg and members of the Town Council,

I'm writing regarding the proposal for high density, multi-family 3-5 story apartment buildings in downtown Tiburon. This would be a disaster. Not only would it be an eyesore, but it would completely change the quaint and charming vibe of our downtown. It would basically destroy the reason we live here, and I can't imagine this would be good for tourism revenue.

526 multi-family units downtown means 1,000-2,000 people, and how many cars? I live in Old Tiburon, and I commute to Sausalito for my job. I have to start my work day at 7:30am because I need to leave my house by 7:00 to beat the traffic on Tiburon Blvd. My preference would be to get to work at normal business hours, but if I leave my house at 8:00, I'm stuck in bumper to bumper school/commute traffic until Trestle Glen. Adding additional commuters and students on TIburon Blvd would make a bad problem worse.

I could go on and on detailing the reasons that high-density, multi-story housing in downtown Tiburon is an absurd idea, but the reasons are obvious. I understand that we are bound by the State of California to do something about housing. However, there must be space closer to the freeway that would be less impactful on traffic and everything else. There has to be a spot that's more tucked away, where it doesn't feel like big city-style apartment complexes plopped in the middle of a tiny, one-street downtown, and that completely ruins the town.

Thank you,
Lindsay Holt
415-233-1711

Dina Tasini

From: Leni Eccles <lsmeccles@gmail.com>
Sent: Tuesday, August 2, 2022 10:33 PM
To: Lea Stefani; Dina Tasini
Subject: Fwd: Tiburon --Housing Element Considerations

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Best wishes,
Leni Eccles

---------- Forwarded message ---------
From: **Leni Eccles** <lsmeccles@gmail.com>
Date: Tue, Aug 2, 2022 at 9:39 PM
Subject: Tiburon --Housing Element Considerations
To: <Jwelner@townoftiburon.org>, <NGriffin@townoftiburon.org>, <Jryan@townoftiburon.org>, >, <town@townoftiburon.org>; AFredericks@townoftiburon.org; hollithiertownoftiburon@gmail.com

Dear Members of our Tiburon Town Council,

My husband and I write to add our comments to the considerations for Tiburon's response to the state's requirement for rezoning decisions to accommodate an assigned number of affordable housing units.
First, we thank each of you for your service.
As our elected leaders representing the voters in our beautiful, well run town, you have the unique opportunity as local government to advise regional and state agencies about the specific needs and concerns of the voters in our area with which they may not be familiar.
Having had an opportunity helping a school community develop affordable housing for teachers, my husband and I strongly believe our Tiburon Peninsula will be well served with more affordable housing for families, seniors, teachers, police, firefighters, postal workers, town officials, our wonderful workers in commercial establishments, and others who work in our community and beyond.

We believe that in providing the specific information for our rezoning options, it is incumbent for the safety and well being of our citizens that:
1. Safety:
Our elected representatives inform the decision makers of the workable options supporting equitable opportunities for Tiburon without putting current or future residents in peril due to severely limited roads and infrastructure for sewage, water, electricity and other public service.

Our two lane Tiburon Blvd, already strained by existing traffic, and where many of us worked for a number of years to develop the yellow school bus program, is of great concern, both for safety and liveability on the peninsula.

In this regard, we strongly believe the welfare of the majority of residents on the Tiburon peninsula, as well as the overall success of enhancing our community with affordable housing, requires the originally proposed area behind the Cove Shopping Center be included for an allocation of the housing, This option, where our road widens to two lanes in each direction and is close to 101, provides the least disruptive, if not least perilous, impact on traffic for all.

It is notable that the numbers for affordable housing are allocated by the state and regional agencies, however, the sites for rezoning are being selected by town councils with the directions that these are to be spread throughout the town. In addition to the traffic and safety consideration, the option of rezoning the Cove site complies with the important rationale of not concentrating affordable housing in limited areas.

2. Tiburon as a transportation hub:
The number of allocated housing units is predicated in large part on the erroneous assumption that Tiburon is a transportation hub, reportedly because of the ferry dock. It would be important for regional and state decision makers to be aware of the high costs and the likely limited number of people qualifying for affordable housing who might be able to use the ferry for travel between Tiburon, the financial district or points east or north. The voters look to you to respond to the unreasonable proposed allocation by providing this factual information.

3. Assumptions regarding the number of additional cars for each affordable unit:
For any of us who have worked with families supported by minimum wage jobs, it is not a reasonable assumption that other than very few of affordable unit households would be able to function with just one car.

4. Priority for welfare of the community, separate from benefits for prospective developers.
As one of our former mayors of Belvedere stated in a recent meeting, the proposed rezoning options are "a developer's dream". During a recent Tiburon Town Council meeting, a council member commented regarding developers keen to participate. While in some cases, that will benefit a large proportion of our citizens, the benefit to developers should not be a key determinant for the decisions.

5 Overall quality of life and economic impacts:

The reason most people live on the Tiburon peninsula is the quality of life, with excellent public services, spectacular nature, and overall ambiance. A major factor is the charm of our downtown. Buildings higher than two, or at most, three, stories, without adequate concern for the width of the road and sidewalk, crowding, light, parking and noise, will detract from ambiance for all.

As our elected representatives, we appreciate how much is asked of you--- thank you for advocating for us-- current residents and also those to join us.
If you would like volunteers, please feel free to contact me if I might be of help. We moved to Tiburon last month--Tiburon is where I first lived in Marin over 45 years ago-- and now, we return to Tiburon, having lived and raised our family on this peninsula for the past 28 years and we feel very fortunate and committed to being of service to our community.

Sincerely,
Leni Eccles
P.O. Box 6
Belvedere-Tiburon, 94920

Dina Tasini

From: Claudia Fan Munce <cmunce@NEA.com>
Sent: Tuesday, August 2, 2022 5:50 PM
To: Dina Tasini
Subject: Community input - Strong objection to new housing development

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Hi Dina,

I know you have been receiving many of our neighbors' input on the proposing housing development by CVS, but I thought I may have a perspective that you appreciate as well. I am fairly new to Tiburon, we bought a house and have been remodeling it for the last 3 years and finally enjoying living here only in the last 6 months. One of the reasons for the delay is the traffic in and out, particularly the single-lane portion, contractors just cannot stop complaining about the delay getting the crew in and out because of congestion and added so much premium cost and delay to my project that was frustrating.

I really cannot imagine adding so much housing without providing a solution for the traffic congestion first, and I am happy to serve as a community voice if needed. I will ZOOM in to learn as much as I can, but what I read in the LCOTNA newsletter is truly concerning. We came to Tiburon for its beauty and relaxed community after being 40+ years in Palo Alto Bay Area facing traffic in and out, please don't allow this to happen to Tiburon.

I do support and understand the need for new housing development as I am the chairwoman of the board of the Bank of the West Community Reinvestment Action and Fair Lending Committee, but congested traffic impacts everyone, existing residents and new residents, not to mention the environment. Once the double lanes are available, the traffic becomes much more bearable, so that should be where we start looking for opportunities for new developments.

I thank you for considering my input and wish you the best!

-- *Claudia*

Claudia Fan Munce
Venture Advisor, NEA
Faculty: Stanford Graduate School of Business
Boards: Best Buy, Arteris, Corelogic, Bank of the West/BNP Paribas, EIP SPAC, NACD Northern California, Parity.org,
Founding Chairwoman, Global Corporate Venturing

Executive Assistant: Eileen Stark
e: estark@nea.com
p: 650 854 9499

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Dina Tasini

From: Etta I Clark <ettaw@pacbell.net>
Sent: Tuesday, August 2, 2022 3:33 PM
To: Dina Tasini; Town
Cc: Kathy Silverfield
Subject: Affordable Housing in Tiburon

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To Whom It May Concern,

The Tiburon Peninsula is a special place and when Point Tiburon was built, my parents bought a condo, sight unseen, in 1986. They began spending half the year here and the other half in Connecticut. Tiburon Blvd was busy, but never as it is now. I moved into their home in two thousand and ten and now there are times I forget just how difficult it is to leave town and I often turn around when I get to Lyford Dr. and find the traffic stopped. I know then that It will take 1/2 hour to get to 101 when it usually takes only 10 minutes.

I love living here and would hate to see such an increase as the Affordable Housing suggests. I realize there is more housing needed and I'm not at all against that. But, I do feel it needs to be spread out along Tiburon Blvd and Paradise Drive.

Thank you for your consideration.

Etta Clark

Dina Tasini

From: George Landau <georgelandau1@gmail.com>
Sent: Wednesday, August 3, 2022 11:40 AM
To: Dina Tasini
Cc: Brad Nelson & Julia Shumelda
Subject: Public Hearing Aug 3rd Re Draft Housing Element..

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Dear Dina,
I am responding to the invitation to submit written comments prior to the hearing later today.

By way of background I am a 50 year resident of Tiburon and I have been involved in various Community Activities including serving as a Trustee of the Reed School District-whose Statewide Winning Program has greatly contributed to the influx of new residents and the traffic congestions on Tiburon Boulevard!

In my opinion the proposed plan to build the 500 housing units in 'downtown' Tiburon is **totally unrealistic!**

Many reasons stating why the Tiburon Town Council has to reject this idea have been listed by other concerned residents- some published in today's edition of The Ark Newspaper.

I have copied and I am including at the end of my **vehemently strong opposition** to this idea, a copy of just one of the emails sent to you giving the reasons for opposing this plan. (It is from Julia Shumelda who lives on Paradise Drive)

It is clear that if this idea of building 500 Residential Units in Downtown Tiburon goes forward that "our Town", that we have
worked so hard to be able to enjoy as a 'small town' will no longer be known as "Near Perfect"!

Instead it will acquire All of the **negative features** listed by the knowledgeable residents in their communications to you!

Sincerely,
George Landau
82 Sugar Loaf Drive
Tiburon, CA 94920
415-435-7051
415-571-4145 cell phone

Here is the email from: Julia Shumelda:
I have lived in Old Tiburon for over 20 years and writing to express my strong opposition to the recommendations in the proposed new Housing Element in the Tiburon General Plan.

While the goals of the state law concerning the addition of affordable housing are commendable, I would strongly urge you to find alternate locations to Downtown Tiburon.

If hundreds housing units are placed in the lot across from CVS, this will bring in hundreds of more cars to the traffic patterns, every day.

1. In downtown Tiburon, only one two-lane road goes in and out, whether it's Tiburon Blvd or Paradise Drive.
2. The gridlock that already takes place on Tiburon Blvd at the beginning and ending of school, and on weekends, will worsen dramatically. There is no way the current downtown can can accommodate 500+ new units of housing and the 750+ cars which it would add to our already overcrowded streets as proposed in the Housing Element.
3. This same gridlock makes emergency vehicle access more problematic.
   Due to climate change and the recent fires in the California heat, emergency access is critical to safety.
4. Additionally due to an aging population, emergency access is critical to safety.
   a. Perhaps Tiburon Blvd would have to be widened at great cost and effort. But that would have to be done first.
5. There is already a serious flooding issue in downtown Tiburon when it rains.
6. Existing businesses already expect the parking around CVS to be available - from the many restaurants to the ferries and the retail shops. Finding parking is already difficult.
7. The rest of Tiburon is largely residential, so adding more residential there would be less less of a strain on the infrastructure and would still meet the demands of state law.
8. I encourage you to consider The Cove or Trestle Glen as more logical choices, given that there are two lanes of Tiburon Blvd at that point leading to and from 101.

Kindly forward to remarks to Planning Department and Town Council.

Respectfully submitted,

Julia Shumelda
2340 Paradise Drive
Tiburon CA 94920
drjulia@att.net

Dina Tasini

From: Danielle Lepe <danielle.a.lepe@gmail.com>
Sent: Wednesday, August 3, 2022 11:32 AM
To: Dina Tasini
Subject: Concerned resident

You don't often get email from danielle.a.lepe@gmail.com. Learn why this is important

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Dear Ms. Tasini,

The goals of the state law concerning the addition of affordable housing are commendable.
Everyone in Tiburon knows that the town creates many business opportunities for independent contractors of all kinds.

But as a parent, I am incredibly concerned about the reality of hundreds of low-cost housing units that are placed in the lot across from CVS. This will bring in hundreds of more cars to the traffic patterns, every day and it is already a nightmare to get to schools and activities on Tiburon Blvd. It will become less safe and increase the danger when emergencies occur.

Please consider other locations in Tiburon that have less effect on the character of our downtown,
and less impact on our already difficult traffic patterns.

Best,
Danielle and Bismarck Lepe

Dina Tasini

From: Carolyn Hansen <carolynhansen102@gmail.com>
Sent: Tuesday, August 2, 2022 2:05 PM
To: Dina Tasini
Subject: Tiburon housing sites

[You don't often get email from carolynhansen102@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I am opposed to the decision by the Town Council to endorse the plan to place most of the potential required housing in the downtown Tiburon area. Tiburon is a large area and there are certainly potential sites that would not put such mass in one area. The Cove Shopping Center should not have been eliminated on the basis of flooding, density and traffic. Have you never noticed Beach Road and Tiburon Blvd. flooding? Certainly the density could not be much worse than the proposed plan. Also, traffic? At least by The Cove Shopping Center Tiburon Blvd is 4 lanes. Your plan places all traffic in the 2 lane area of Tiburon Blvd. The traffic is virtually impossible already and the Council wants to add more cars in the worst possible location. Surely more thought and discussion should be given to the ridiculous plan. Clearly it has not been well thought through.
The town of Tiburon is unique in its character and the reason that many of us live here. It is small, walkable and mostly uncrowded. The Town plan will completely change the small town suburban atmosphere, and not for the better. It will completely destroy Tiburon's uniqueness and drive many of our local small businesses elsewhere. I urge you and the Town Council to rethink this disastrous plan. Please forward this email to the Council members.

Sent from my iPhone

Dina Tasini

From: Betsey Nelson <betsey@equusventures.org>
Sent: Tuesday, August 2, 2022 1:33 PM
To: Dina Tasini
Subject: Tiburon Housing Element Input

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Hello Dina,

We live in Hillhaven in Old Town Tiburon and am writing to voice my strong opposition to the recommendations in the proposed new Housing Element to the Tiburon General Plan. Downtown Tiburon is already too congested, with traffic jams almost every day now from residents and tourists, and very limited parking for commuters via ferry or bus. There is just no way the current downtown infrastructure can accommodate 500+ new units of housing and the 750+ new cars that would add to our busy streets as proposed in the Housing Element.

Downtown Tiburon has only one access road from Highway 101, Tiburon Boulevard, which is for most of its length a narrow two lane road that becomes extremely congested at school hours morning and afternoons, on weekends, and all summer long unfortunately due to our being a tourist destination. Downtown Tiburon is so congested that contractors are declining to work in Tiburon! And we fear that emergency vehicles may be unable to respond to an emergency in Old Town given the traffic load. Personally we already find it hard at times to find a parking spot for the ferry into San Francisco and if you were to eliminate the parking around the CVS lot then commuting via public transit becomes downright impossible.

I realize the town has to designate some sites for future housing, but it would seem far more logical to site any new housing in the vicinity of the Cove or Trestle Glen areas as they both benefit from being served by the two lane stretch of Tiburon Boulevard from Highway 101. The two lane stretch of Tiburon Boulevard would help both traffic circulation and emergency vehicle access.

Please forward our input to the Planning Department and to the Town Council, and keep me apprised of future developments on this issue

Respectfully,

Elizabeth and Terry Nelson
1840 Mountain View Drive
Tiburon CA 94920

--
Elizabeth (Betsey) Nelson

Dina Tasini

From: peter brooks <brookstreecare@gmail.com>
Sent: Tuesday, August 2, 2022 10:10 AM
To: Dina Tasini
Subject: Housing

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All,
I am particularly keen on expanding housing options in Tiburon.
As a multi-generational community member it pains me greatly that I see no path for my children to live in the town that they all love dearly.

It infuriates me that issues like parking are used to dissuade the increased in density of neighborhoods. The infrastructure for public transportation is well established. Future infrastructure improvements of walking and cycling routes could create a cultural shift away from single occupancy vehicles, much like the cultural shift found in the Ross Valley area and San Francisco.

I think it is going to take variances and a willingness to approve creative solutions by the DRB and Planning to increase 'In-Law' units and home splitting. I want to voice my encouragement to do so.

I am also in favor of penalizing homeowners that only occupy their homes for a few weeks a year. Housing is too precious to allow homes to sit un-occupied for more time than they are occupied.

I am also open to increase height limits in business districts to allow for housing above restaurants and shops.

Thank you for considering my thoughts,

Peter Brooks
Tiburon

--

Peter Brooks
Certified Arborist #319

BROOKS TREE CARE
415•388•1232
brookstreecare@gmail.com
brookstreecare.com

Dina Tasini

From: Gregg Crawford <gcrawford@tradewindsllc.org>
Sent: Tuesday, August 2, 2022 9:37 AM
To: Dina Tasini
Subject: FW: Imposed Housing

You don't often get email from gcrawford@tradewindsllc.org. Learn why this is important

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Dear Ms. Tasini,

First of all, thank you for giving Tiburon residents a forum to express our thoughts relative to the upcoming state imposed Housing Allocations. My name is Gregg Crawford and I live at 10 Saint Bernard Lane in Tiburon. It seems to me that this forced housing allocation on our community, as well as other communities around the state is **very** poorly thought out, and in our community will cause significant disruption and potential danger. The demographic allocations do not come close to matching the demographics of our existing community, and by forcing a variety of ill-matched housing categories to be built will potentially damage the culture and commerce that has been established over many decades. More importantly, the amount of proposed housing will bring more traffic into our community and could create a deadly scenario in the event of a disaster (fire, earthquake, etc.) where residents cannot leave the peninsula to reach the highway 101. There are many precedents in our state where people have died due to inadequate clear roadways in the event of major disasters. This cannot be allowed to happen in our community.

In summary, I am very opposed to the existing forced housing allocation, the state needs to re-think its allocation for the Tiburon community.

Thank you.

Respectfully,

Gregg Crawford

Gregg W. Crawford
Phone: 415-713-4004
gcrawford@tradewindsllc.org

Dina Tasini

From: Jenny Silva <jrskis@gmail.com>
Sent: Tuesday, August 2, 2022 9:32 AM
To: Dina Tasini
Cc: HousingElements@hcd.ca.gov; HousingElements@yimbylaw.org
Subject: Comments on Housing Element

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Dear Dina,

Thank you for the opportunity to comment on the Tiburon Housing Element. The Housing Element was really well written, and it's great that Tiburon reached out to property owners on its opportunity sites. That said, I believe that the Town of Tiburon will need to make some amendments in order to reach its RHNA numbers this cycle. My comments are in the attached document.

Best,

Jenny Silva
Marin Resident and Campaign for Fair Housing Elements Volunteer

Dina Tasini

From: Gay Harris <gaydharris@gmail.com>
Sent: Tuesday, August 2, 2022 8:38 AM
To: Dina Tasini
Cc: Wyman Harris; Julie Jacobs
Subject: Town requirements

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When reading about the reason the Cove Shopping Center has been removed because of potential flooding, I remind you that the corner of Tiburon Blvd. and Beach Rd. always floods in heavy rains every year since we lived in Belvedere for 32 years and now Tiburon for 3. We moved here in 1987. I strongly think Cove Shopping Center should perhaps take one of the places on Tiburon Blvd.
Thank you for your attention to this matter.

Gay D Harris

Dina Tasini

From: Donna Dreyer Lorsch <donnalorsch@gmail.com>
Sent: Tuesday, August 2, 2022 7:54 AM
To: Dina Tasini
Subject: Request for extension of comments

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Hello.

Given the number of Tiburon residents who are away this summer, I'd like to request an extension for comments on the housing plan.

I hope you will consider this request.

Kind regards,
Donna Lorsch

Dina Tasini

From: Jennifer <jennifer.minton@yahoo.com>
Sent: Tuesday, August 2, 2022 7:15 AM
To: Dina Tasini
Subject: Housing Plan

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With all the plans concentrating development in downtown, the traffic congestion is going to be unbearable. Has a traffic study considering the proposed plans been undertaken? Without a traffic study, and giving citizens an opportunity to opine on it, approving the proposed plan would be ill advised.

Tiburon Blvd is already subject to heavy traffic congestion. Adding all these units in downtown is only going to increase the problem. Further, the ability to evacuate if a wildfire consumes the area, such as near Hill Haven and the Martha Property, will be virtually implausible and will result in many deaths if such a tragic event occurs.

Dina Tasini

From: Marilyn Goldeen <mrgoldeen@gmail.com>
Sent: Tuesday, August 2, 2022 3:53 PM
To: Dina Tasini
Subject: Housing Element

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Hi Dina,

I am submitting this to add my comment to the Housing Element. I believe that the Cove Shopping Center has been removed as a possibility for housing and **I agree with that decision.**
The Nugget Market services so many people in the town of Tiburon along with all the other services provided by the stores, restaurants, etc. at the Cove Shopping Center. The Cove would also be a terrible location for housing due to the potential for flooding in the area, especially with global warming.

Can you please forward to me the zoom link for tomorrow's meeting?

Thanks very much,
Marilyn Goldeen

Dina Tasini

From: Lea Stefani
Sent: Tuesday, August 2, 2022 2:55 PM
To: Dina Tasini
Subject: FW: Housing element plans

From: Susan Rowan <quince365@gmail.com>
Sent: Tuesday, August 2, 2022 2:45 PM
To: Town <town@townoftiburon.org>; dtaaini@townoftiburon.org
Subject: Housing element plans

Some people who received this message don't often get email from quince365@gmail.com. Learn why this is important

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Dear Ms. Tasini,

My home is in downtown Tiburon.

With all the fun new restaurants, businesses, and constant construction, traffic has already increased greatly.

In our small downtown area, the additional workers and deliveries clog the two-lane road into and out.

During school hours, traffic sluggishly slows during the morning and afternoon commute. The wait to exit can be forty minutes.

Planning to add so much new housing to such a small area is unconscionable.

Parking will be an ongoing need. What plan do you have for accommodating tourists, ferry riders, and small business owners if all the existing lots are turned into high density living quarters?

Further, do we have any resources in abundance that we can share? We are currently rationing water and last year the grid went down several times.

Ideally, **all** existing neighborhoods in Tiburon should share vacant sites or buildings that can be repurposed, not just the tiny center of our lovely town.

According to what I read, The Cove has suddenly been excluded as a possible site. That seemed to be an ideal place as four lanes exist in that location. Do any of our town council members live in that area?

One last thought, has anyone approached the owners of the Romberg center? I read they were having financial problems.
They have ample acreage and may be amenable to selling some for housing to raise money for their organization. If that option or another further out on paradise drive worked, those residents would have the option of exiting in Corte Madera.

I hope you will carefully consider everyone's thoughts and then make a conscious effort to do what is in the best interest of our small town.

Best regards,
Susan Rowan

--

Susan Rowan
415-342-7754 cell
quince365@gmail.com

Dina Tasini

From: SUSAN SCHNEIDER <spschneider@comcast.net>
Sent: Tuesday, August 2, 2022 12:38 AM
To: Dina Tasini
Subject: Draft Housing Element

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Dear Ms Tasini,
I live downtown in the Point Tiburon Marsh and appreciate the proximity to goods and services that I enjoy. The Draft Housing Element mandate to expand housing and specifically downtown housing must not take out the very goods and services that attract housing here. It must be a fine balance to retain those and bring in necessary housing, the four corners at Tiburon Blvd and Beach Road need consideration. Since the B of A property at 1601 Tiburon Blvd is empty and and the paid parking lot at 4 Beach Road averages about 20-25% occupancy, these properties can and should provide the projected 64 units of housing. Two of the other corners at 1550 Tiburon Blvd and and 1599 Tiburon Blvd and Beach Road are thriving viable businesses with necessary parking activity to benefit from the above housing, these must remain in place. The approved restaurant at 1600 Tiburon Blvd and Beach Road deserves to proceed and open.
The low use parking lot at 1555 Tiburon Blvd between CVS pharmacy and Chase bank said to provide 34 units of housing, would not take out essential goods and services, but together with the above could provide essential housing for a total of 98 units.
Building codes on these three available properties that are adjacent to residential properties would require certain strict setbacks along rear property lines. Heights above 2-3 stories should provide added stepped in setbacks and lighting must avoid glare.
This is only a very small portion of the DHE, but it is sincere and echoes a scaled approach for the entire plan to proceed, with thought and caution.
Thank you for your consideration.
Susan Schneider
25 Marsh Road
Tiburon, CA

Dina Tasini

From: MICHAEL HANCOCK <nepenthium@comcast.net>
Sent: Monday, August 1, 2022 5:27 PM
To: Dina Tasini
Subject: Housing

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Ms Tasini:
My wife and I, and our family, have lived in Tiburon since 1977, when we purchased our current house. We are very acquainted with traffic from schools , workers, visitors, etc.
We are strongly opposed to any housing near the four-lane section of Tiburon Blvd north of Trestle Glen. Traffic, already bad, would be a nightmare in both directions.
The same comment for housing near Blackie's Pasture and the Baptist church.
As for downtown, we hope that visitors and tourists won't be deterred . Tiburon is a small town and, in our view , shouldn't be overwhelmed with housing.
Regards,

Michael Hancock

August 1st, 2022

MARIN CONSERVATION LEAGUE

Protecting Marin Since 1934

Dina Tasini, Director
Town of Tiburon Department of Community Development
1505 Tiburon Boulevard
Tiburon, CA 94920

Email: dtasini@townoftiburon.org

Subject: Town of Tiburon Draft Housing Element

Dear Ms. Tasini:

Thank you for the opportunity to review and submit comments on the Town of Tiburon Draft Housing Element. The Marin Conservation League (MCL) acknowledges that development and adoption of a Housing Element is critical and important in this pivotal time of balancing the need for housing and the growing consequences of climate change.

MCL is an environmental organization, and housing is not its principal focus. Nonetheless, MCL follows its current policy position on housing, which is to: a) support a balance of commercial development and workforce employment with needed housing; b) avoid sprawl; c) correspond to the service capacity of Marin's infrastructure; and d) protect specific areas of environmental importance. As a result of the State's housing crisis, in the past five years there have been dramatic changes in mandated housing laws to promote housing development. These new laws prescribe public review processes that promote streamlining and "by-right" (ministerial) permitting processes. To fully understand these new housings laws, in January 2022, MCL hosted "MCL After Hours – The Impacts of the New State Housing Laws." This event was intended to educate interested attendees on the recent State housing laws and how they affect the review and development of housing at a local level in Marin County. Consequently, with the many changes in the housing laws, MCL is in the process of updating its housing policy position.

MCL has reviewed the Draft Housing Element for alignment with its adopted policy positions on, among others, housing, flooding/sea level rise, greenhouse gas emissions, and wildfire management. Further, the draft document has been reviewed for alignment with MCL's longstanding mission, which is, *"To preserve, protect and enhance the natural assets of Marin in a changing environment."* MCL respectfully submits the following comments, which factor in the recent changes in State housing law:

1. Housing Needs Analysis (Chapter 2). The Housing Needs Analysis reports that the greatest housing need in Tiburon is for the low-, very low-, and extremely low-income households. For the next RHNA cycle, Tiburon's allocation is to plan for the development of 639 new housing units of which 303 units (47%) must be earmarked for low-, very low-, and

extremely low-income households. These income levels support a high percentage of Marin's workforce that is required to travel far for affordable housing. Planning for housing opportunities to accommodate these households will promote a more sustainable balance in jobs and housing within Tiburon and within the County, which will help address the impacts of climate change such as greenhouse gas emissions.

2. Housing Sites (Chapter 3). Three categories for housing opportunity sites have been presented in the sites inventory: a) 16 commercial and underdeveloped sites along the Tiburon Blvd corridor for multiple-family residential with increased density and height allowances (Table 10); b) 44 vacant single-family lots; and c) a projection of 72 Accessory Dwelling Unit (ADU) start-ups. This chapter provides a thorough and thoughtful analysis of multiple-family residential sites along the Tiburon Blvd corridor, including redevelopment design schemes for key sites with renderings. MCL comments on the housing sites are as follows:
   a. MCL generally supports the multiple-family residential site opportunities sites along Tiburon Blvd corridor, which include re-purposing developed commercial sites and other underdeveloped sites. With changing trends and lower demands for office and retail use, it is a wise approach to focus on re-purposing these sites. However, given the existing, active uses of some of these sites, it is questionable if they can be approved for and redeveloped with housing within the next 8-year Housing Element cycle.
   b. Most of the available, vacant single-family residential lots are sited along the northeast Paradise Drive corridor. It is noted that lots are potentially eligible for the "by-right" SB 9 lot split and development process. However, there is no information on which lots are potentially eligible for this process. Given the State-prescribed list of exceptions and requirements to be eligible for the SB 9 process, as well as the provisions and regulations of Tiburon's recently adopted SB 9 ordinance, there may be few lots that qualify. Please provide information on and/or clarify this issue.
   c. MCL appreciates the attention to planning for ADUs. ADUs have proven to provide infill housing that can be sized and designed to be affordable to lower-income households and the workforce, within an existing, developed footprint. We would like to note that the feasibility of achieving 72 new ADUs during the next eight-year cycle may be ambitious. While the Draft Housing Element reports that the Town approved 31 ADUs between 2018-2021 (average of nine ADUs/year), it appears that few of these approved ADUs were actually built.
   d. The sites inventory notes a handful of sites that are being "carried over" from the current and past Housing Elements. It is our understanding that the State housing laws require that sites "carried over" from the current Housing Element are eligible for the "by-right" development review process. Please confirm if the sites being "carried over" may be eligible for "by-right" development review.

3. Housing Constraints (Chapter 4) and Appendix C (Single-Family Home Site Inventory). Chapter 4 presents the State required constraints that must be identified and considered in the Housing Element. However, what is not included in this analysis are physical and environmental conditions, constraints, and challenges. Some of the low-lying opportunity

sites along the Tiburon Blvd corridor are located in areas that are within the Federal Emergency Management Agency (FEMA) 100-year flood zone, are prone to increased flooding, and are vulnerable to projected sea level rise (source: County of Marin BayWAVE).

It is requested that the constraints analysis be expanded to include a discussion of physical and environmental conditions and resources/constraints (e.g., flood zone, fire hazard zone, steep slopes, limited access, wetlands, etc.) within the Tiburon planning area that can influence property development. Further, known conditions and constraints for the individual opportunity sites should be added to Table 10 (Sites Inventory) and Appendix C (Single-Family Home Site Inventory). While not required by the State for inclusion in the constraints analysis, adding this information will assist the public and decision-makers to: a) better understanding the conditions and challenges of certain sites; and b) confirm site development capacity and feasibility for development/redevelopment.

4. Goals, Policies, and Programs (Chapter 5). MCL generally agrees with the goals, policies, and programs presented in the Draft Housing Element. MCL provides particular support for the following:
    a. Policy H-A1 – Local Government Leadership and Commitment of Resources.
    b. Program H-a – Focus Town Resources on Housing Opportunity Sites.
    c. Program H-b – Improve Community Awareness of Housing Needs, Issues, and Programs.
    d. Program H-c – Community Outreach when Implementing Housing Element Programs.
    e. Program H-d – Inclusive Outreach.
    f. Program H-e – Promote Countywide Collaboration on Housing.
    g. Program H-j – Coordinate with Water and Sewer Providers.
    h. Policy H-C1 – Support Housing Conversion and Affordability.
    i. Policy H-C9 – Energy and Resource Conservation.
    j. Program H-bb – Provide Information on Energy Efficiency and Renewable Energy Programs.
    k. Policy H-D4 – Mixed Use Infill Housing.
    l. Policy H-D5 – Redevelopment of Commercial Shopping Areas and Sites.
    m. Policy H-D9 – Accessory Dwelling Units.

5. Appendix A – Public Outreach. MCL would like to compliment Tiburon staff for its approach to and documentation of public outreach during this critical process. The outreach process that has been conducted has been well-planned, which included two community workshops (vetting ideas and presenting sample development on opportunity sites), and several focus groups. The hosting of a focus group to solicit resident experience at the EAH/Hilary low-income housing project was thoughtful in identifying and understanding the needs and issues of lower income renters that presently live in the community.

Future Review of Draft Environmental Impact Report

MCL looks forward to the future release of the Draft Environmental Impact Report (DEIR) covering the environmental review for the update of the Tiburon General Plan, which will include the Draft Housing and Safety Elements. With the changes in housing legislation that would streamline future development review, and in some cases exempt environmental review, MCL will be reviewing the DEIR to assess the adequacy of this document.

Thank you for this opportunity to comment this critical policy planning document.

Yours truly,

Robert Miller
President

Paul Jensen
Board Member

Dina Tasini

From: Jeffrey Barcy <jbarcy7@icloud.com>
Sent: Monday, August 1, 2022 3:51 PM
To: Dina Tasini
Subject: Written Comments on Draft Housing Element

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Ms. Dina Tasini
Director of Community Development
Town of Tiburon

Dear Ms. Tasini,
I wanted to write to express concern about the Reed School parcel being considered for future housing. There is significant traffic congestion already on Lyford and Tiburon Boulevard during most of the school year, and putting housing on this parcel would only increase the congestion in a highly congested area and increase the chances of an accident. Coming down Lyford, because of the shape of the hill it is already difficult to see cars exiting the Reed School parking lot. Also, the west side of Lyford drive is generally two story homes, and having potentially three story structures on the west side of Lyford would generally be incompatible with the single family residential homes on that hillside. Furthermore, it would be difficult to do 3 story housing without blocking the water views of the houses directly in front of this area. For all these reasons, I am against the Reed School parcel being included as a future housing site.

To me, more density downtown makes sense for a lot of reasons: 1) it will make downtown Tiburon more vibrant, 2) people want to be downtown and have access to the waterfront and shops, and 3) it would replace vacant parking lots and empty buildings, not the open hillsides of Tiburon.

Best,
Jeff Barcy

Dina Tasini

From: Kathleen Foster <kat@teammavromihalis.com>
Sent: Monday, August 1, 2022 3:43 PM
To: Dina Tasini
Subject: Tiburon Draft Housing Element Comments

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Dear Dina,

I live and work in Tiburon . My office is at Compass / 1550 Tiburon Blvd, #U / Tiburon. Once the kids are back in school from summer vacation, Tiburon Blvd will again be nearly impossible to navigate in the afternoons during the week. I can't possibly see how this situation is going to get better with more traffic, as the town is proposing with this development. And, I really don't see how the road can be widened, or more lanes created to mitigate the proposed additional number of cars commuting on Tiburon Blvd. And, adding in Mallard Point development, the situation appears unreasonable and frankly unsustainable. How can this possibly work? I expect it will also create more traffic on the back side of Paradise for those of us who can't stand to be caught in the huge delays after 3pm on Tiburon Blvd.
Thank you for your consideration.

All the best,

Kat

Kat Foster
Team Mavromihalis
m. 415.336.9123
kat@teammavromihalis.com
DRE# 00925384

Compass
1550 Tiburon Blvd, #U
Tiburon, CA 94920

Dina Tasini

From: Paula Molligan <paulamolligan@gmail.com>
Sent: Monday, August 1, 2022 1:28 PM
To: Dina Tasini; Town
Subject: High Density Housing Proposal

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To The Town of Tiburon:

We have been Tiburon residents for 27 years and have grave concerns about the high density housing you are considering. We oppose the plan to place virtually all of the planned 526 Units of High-Density Housing in 3-5 Story Buildings in just a few blocks of Downtown Tiburon.

- It will dramatically increase what are already serious traffic problems on our one lane road in and out of town.
- It will put the lives of residents in danger in the event of emergency evacuation and emergency vehicle access.
- It will eliminate the majority of existing public parking while doubling the downtown population.
- It will disrupt the entire downtown area for years during construction.
- No housing units over Three Stories high should be allowed.
- There are too many more issues and potential impacts to even begin to include here.

The Town of Tiburon must perform credible studies of all impacts before Plan approval.

The Town must find other locations in Tiburon besides the downtown area. Why was the Cove removed from consideration for at least some of the units? It makes much more sense as it is closer to the freeway and on a four lane road.

We are hoping the present plan will be dramatically altered.

Paula and Peter Molligan
1904 Mar West

Dina Tasini

From: Carol <c_hartz@comcast.net>
Sent: Monday, August 1, 2022 1:12 PM
To: Dina Tasini; Town
Subject: Draft Housing Plan

[You don't often get email from c_hartz@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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A week ago, I submitted my comments and questions about the Draft Housing Plan. I am writing again with an additional comment because I have just learned of proposed litigation that would challenge the HCD's calculations and methodology as having over-projected future housing needs. I urge the Town Council to pause in its approval process of the Plan while it evaluates joining this litigation. The litigation would assert that HCD violated state statutes with the result that it has placed "illegitimate housing quota burdens on California cities and towns." The litigation is being proposed by Pam Lee, a partner in the firm of Aleshire & Wynder.
Regards,
Carol Hartz

Dina Tasini

From: Jillgbarnett@gmail.com
Sent: Monday, August 1, 2022 8:22 AM
To: Dina Tasini; Town
Subject: Tiburon Housing Element

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Re:Tiburon Housing Element

Please distribute to Council Members.

I acknowledge your efforts to find space for over 639 new housing units in an already overbuilt town. While Tiburon must continue to go through the RHNA process, the numbers are so out of scale with what our infrastructure can safely support that I urge you to look for ways to push back, even as you move forward.

Packing hundreds new housing units in downtown Tiburon is ill conceived for multiple reasons: traffic, safety, infrastructure, water, and environmental issues are but a few.

Have you arranged with CalTrans to widen Tiburon Blvd?

Have you considered the impact on your neighbors in Belvedere in developing your proposed plan? - it doesn't seem so.

Have you joined the state wide law suit to challenge the inaccurate RHNA numbers foisted on Tiburon for the next housing cycle? The audit by the California State Auditor found the RHNA methodology seriously

flawed, and has been referred their findings to the Department of Finance for review. Without confidence in the numbers, the process should have been paused until the report is finished in February.

The state has shown no interest in collaborating with local municipalities to create more housing. We are being threatened instead of treated as partners. For the most part we are at the mercy of private, for-profit contractors (under terrible economic conditions) to make the numbers or face serious consequences.

The RHNA process has set us up for failure. Housing is important, but it's not one-size-fits-all, and our unique constraints were never considered.

We need you to look out for us. Our local democracy is our voice. The state is undermining our ability to plan for a sustainable future here. They clearly have no interest in the particular challenges we face.

I hope you will represent the Tiburon Peninsula to the best of your abilities by pushing back, even as you continue with the RHNA process. One way to do that is to join the legal challenge to SB 9, like other cities. It's a start. There is power in numbers.

I encourage the city of Tiburon to contact Pam Lee
at plee@awattorneys.comand find out more.

There is an upcoming challenge to the RHNA/HCD/AUDIT as well.

Thank you
Jill Barnett, 50 Peninsula Road
Resident of Belvedere who will be impacted by your decisions.

Dina Tasini

From: Lea Stefani
Sent: Monday, August 1, 2022 8:08 AM
To: Dina Tasini
Subject: FW: Comments on Draft Housing Element

From: Charles Correll Jr <ccorrelljr@gmail.com>
Sent: Sunday, July 31, 2022 6:16 PM
To: Town <town@townoftiburon.org>
Subject: Comments on Draft Housing Element

Some people who received this message don't often get email from ccorrelljr@gmail.com. Learn why this is important

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City Council Members,

I am a Tiburon resident, and I am submitting comments and questions concerning the Draft Housing Element dated July 5, 2022. http://www.townoftiburon.org/DocumentCenter/View/3509/Housing-Element_Public-Revew-Draft_7-5-22?bidId=

I appreciate that state law is driving the need for the new plan and know all involved have considered a variety of options. That said, the decision to concentrate the new housing in downtown Tiburon on one road seems problematic. It is already questionable whether in the case of an emergency Tiburon Boulevard can handle an evacuation. Increasing the density of homes on this road, all with basically the same point of ingress and egress, seems dangerous. Without plans to widen Tiburon Boulevard first, the plan seems to put citizen's at risk in case of fire, earthquake, or other natural disaster.

Instead, the Council should consider placing the developments further back along Paradise Drive. That way, some units would enter and leave the town via Trestle Glenn Blvd or even further down Paradise Drive. And other units could be placed where existing townhome complexes are located by changing the zoning, such as a long Lyford Drive. By spreading out the housing, the Council would defuse the traffic and parking issues caused by such developments. But even with these changes, it seems we are putting the cart before the horse by increasing the population density without first enacting a plan to widen Tiburon Boulevard.

Sincerely,

Charles C. Correll, Jr.

2 Red Hill Cir.

Tiburon, 94920

Dina Tasini

From: Janis Fleming <janisfleming@mac.com>
Sent: Monday, August 1, 2022 4:30 PM
To: Dina Tasini
Subject: oppose building sites

[You don't often get email from janisfleming@mac.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I am a 20 yr resident , now living at 32 Lagoon Vis and I oppose the Draft Housing Element for downtown Tiburon. Clearly, there is a plan to spread out the proposed units all over Tiburon? And in a time of dire drought in CA, it seems unconscionable for the state to mandate the kind of numbers it is requiring of all towns to build. The traffic, the fire exit routes, terribly overcrowded already, will be disastrous to all residents living far into downtown Tiburon.
I am opposed to building so many units in Tiburon at this time.
Jan Fleming
32 Lagoon Vis
Tiburon

Dina Tasini

From: nancy barbour <nancylbarbour@gmail.com>
Sent: Monday, August 1, 2022 2:04 PM
To: Dina Tasini
Subject: State Mandated Housing

[You don't often get email from nancylbarbour@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Ms. Tasini,

I am a resident of Belvedere. I use Tiburon Boulevard every day to get in and out of town. If the town of Tiburon decides to build all of the state mandated housing units in downtown Tiburon, Tibuorn Boulevard will become a parking lot. It will take an hour or more each way to get in and out of town. Police and Fire Department vehicles will be stuck on Tiburon Boulevard while our homes burn down. Ambulances will not be able to get emergency Tiburon and Belvedere patients to the hospital in a reasonable amount of time. And where would the grocery store, the CVS or the post office relocate? Not to mention the many small businesses in town. The businesses along Main Street would have no customers. What is the Town of Tiburon thinking????

There are many commercial properties along Tiburon Boulevard closer to Highway 101 that would be far more appropriate. Tiburon Boulevard becomes two lanes and could much easier handle an increase in traffic. Please reconsider locating all the the state mandated housing away from downtown Tiburon and more towards highway 101.

Thank you,
Nancy Barbour

From: David Barker
To: Lea Stefani
Subject: Comments on Draft Housing Element
Date: Friday, July 29, 2022 2:37:13 PM

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Site Selection

<!--[if !supportLists]-->1. <!--[endif]-->While I fully support ultimate development of housing/mixed use projects at the selected sites, the noise, dust, and traffic impacts of so many large developments along downtown Tiburon Boulevard within an eight-year period, would make the downtown area and surrounding hillsides virtually unlivable and have a negative impact on downtown businesses.

<!--[if !supportLists]-->2. <!--[endif]-->Insufficient consideration has been given to geographical diversification of proposed sites. In particular, the elimination of the Cove Shopping Center as a potential development site is a major mistake. While opposition to change by local residents and users of the existing facilities is understandable, sensitive development of this site for mixed use, perhaps by sequential development of the west and east sides of the site could provide modern facilities, increased parking and additional housing, while maintaining key services like the grocery store and other retail. Development at this site would also lessen the impact of the additional traffic on the two-lane section of Tiburon Boulevard. If direct access to the site from Tiburon Boulevard could also be provided, it would offer improved traffic patterns including separation of school traffic from commercial use.

<!--[if !supportLists]-->3. <!--[endif]-->Similarly, insufficient attention has been given to the potential redevelopment of the Main Street, Ark Row, Juanita Lane and Parking Lot as a pedestrian-friendly mixed-use area. While attractive concepts have been discussed during the process, they have been lost during drafting of the housing element.

Housing Policy

The inability of essential personnel such as first responders, educators, and service personnel to find affordable housing within the Town is a major concern. Accordingly, the Town should establish a policy that any redevelopment of facilities providing services to the public (Town Hall, Fire, Police, Library, Schools, Clubs, Retail, etc.) should include, if feasible, some provision for staff accommodation.

Presentation issues and errata

<!--[if !supportLists]-->1. <!--[endif]-->It would be helpful to include a downtown map identifying by number or letter the individual sites identified in the text. Figure 46 shows the proposed sites but does not identify them by their designation in Table 10

<!--[if !supportLists]-->2. <!--[endif]-->References to Figure 47 in the text describing several proposed sites are confusing since Figure 47 appears only to show the CVS site. Presumably some of these references are intended to be to Figures 48 – 50.

<!--[if !supportLists]-->3. <!--[endif]-->Figures 26 &27 appear to be identical. Figure 26 does not match its title.

David Barker

Sent from my iPad

Dina Tasini

From: Lea Stefani
Sent: Monday, August 1, 2022 8:06 AM
To: Dina Tasini
Subject: FW: Partial Comments on the Draft Housing Element Plan

From: Kathy and Gerry Silverfield <kkgds@yahoo.com>
Sent: Saturday, July 30, 2022 6:45 PM
To: Lea Stefani <lstefani@townoftiburon.org>
Cc: Dorene Curtis <dcurtisemail@gmail.com>; Julie Jacobs <jsj13@aol.com>
Subject: Partial Comments on the Draft Housing Element Plan

You don't often get email from kkgds@yahoo.com. Learn why this is important

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To the Tiburon Town Council, Dina Tasini, and associated Consultants:

When I walk the dog at 6:30 in the morning, I cross the street at the roundabout where Tiburon Boulevard ends and Paradise Drive begins. As I cross the street I look down Tiburon Boulevard and see the building where the Petite Left Bank will be and then a line of trees. All the one-story and two-story buildings are hidden. It is beautiful, quiet, peaceful, and utterly charming. It makes me a little sick and angry to think that anyone would want to change that look and replace it with blocks of 3 to 5 story buildings. Trees will not be able to hide them.

There are two major issues here and they should be considered together but the primary responsibility should be separated. The issues are:

1. The Allocation Numbers. The allocation numbers come from the region (ABAG – Association of Bay Area Governments) and the State of California; therefore, we should address the Region and the State with our concerns about the allocation of 639 new units and the breakdown between the income levels. The Region and State should be aware of the intended and unintended consequences and should listen to local voices before their decisions destroy the charm and individuality of communities.

2. The Site Locations. The site locations come from the Town of Tiburon. Tiburon may have been given the numbers from the Region and the State but the decisions regarding locating most of the high density units in virtually two blocks of Downtown Tiburon is clearly from the Town of Tiburon; therefore, we should address the Town of Tiburon with our concerns about the site locations. The Region and State should also be made aware of our concerns but we should let them know that we understand site locations to be a local issue.

I have heard many others express concerns over traffic, emergency evacuation, public service capability, schools. I share all those concerns and more.

Kathy Silverfield

118 Paradise Drive
Tiburon, CA 94920

Dina Tasini

From: Management Office <lisamonticelli777@gmail.com>
Sent: Sunday, July 31, 2022 5:17 PM
To: Dina Tasini; Town
Subject: 639 High-Density Housing Units - No, Absolutely Not!

Some people who received this message don't often get email from lisamonticelli777@gmail.com. Learn why this is important

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No!, to more housing lining Tiburon Boulevard, no to any more high density housing greater than 2 stories!

There are extraordinary amounts of traffic now, one can hardly get out of town in less than 30 minutes during school hours and commute hours. Traffic is backed up to San Rafael Avenue and Lyford Drive at 4pm and 8am. This is an island, one way in and one way out. So, the first priority might be to come up with something ultra creative to get people in and out of here by car barge or some additional alternatives that make the town more attractive to both tourists and locals. It needs to be unique and another alternative to Tiburon Blvd. Without first addressing traffic with creative solutions there needs to be a serious thought to slowing development rather than continuing development that will seriously impact and detract from this amazing and significant town. Additionally, how about developing adequate grocery shopping first? How about a gas station, it's truly inconvenient not to have one, how about water resources , how about a better post office, Tiburon Mail has far more going for it with small lines and better service and is easier than going to our local post office with poor parking facilities. What about parking? Good Lord, this morning I wanted to get a nice cup of coffee from Caffe Acri. It would take 5 minutes or less and there was not one darn parking spot anywhere within 3 blocks or I would have had to pay for parking because of all the red zones. It's already ridiculous to maneuver downtown and we finally have fantastic restaurants and cafes!

In short, there are building blocks that need to be addressed prior to allowing more housing, particularly high-density housing.

Additionally, no high rises, they are **grotesque** . Let's take San Rafael for an example; do you seriously think the last 10 years of development is attractive? The high-density? The traffic? Now its a dirty large town with no borders. Are we aiming for that here too?

I know you're all doing your best, thank you.
Time is of the essence. Thank you.
Kind Regards,

Lisa Monticelli
415-847-0014 Direct

Apply HERE.

maintenancerequest777@gmail.com - Maintenance Requests
lisamonticelli777@gmail.com: General Business
6Lyford@gmail.com - Accounts Payable & Receivable

Visit Our Tiburon Website: https://www.marinrentalproperties.com

View Our Property Tour:  The Tiburon Collective

Visit Our Novato Website: https://www.novatorentalproperties.com/

View Our Property Tour:  325 Rowland Blvd, Novato

Business For:

Tiburon 21 Marinero, LLC
Tiburon 6 Lyford, LLC
Novato 325 Rowland, LLC
Tiburon 48 Lyford, LLC

Dina Tasini

From: Doug Zucker <doug_zucker@gensler.com>
Sent: Sunday, July 31, 2022 12:12 PM
To: Dina Tasini
Subject: Housing Plan for Tiburon

You don't often get email from doug_zucker@gensler.com. Learn why this is important

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I reviewed the Housing Element to the General Plan and thought it well considered. I support the addition of higher density housing within our Town, and the locations identified mostly along Tiburon Blvd seem reasonable. Their impact on the NIMBY crowd should be minimal and they will add much needed diversity to our Town. It is and always will be a desirable place to live (read: expensive) and increasing density is the only way to even make this possible. I develop property and work extensively with developers and even with increased density, these project sites are mostly too small and will be difficult to finance.

I think that you should remind the NIMBY neighborhood group crowds who are using traffic arguments against any change that one of the most popular development arguments may be low-income and traditional Senior Housing which has a much lower density traffic impact/number of cars. Senior housing is much needed and especially for Tiburon's aging population and may provide opportunities for many to stay in our Town as they age. This is a good way to get density and low-income without the "scary" prospect of building lower income housing.

Good luck, the neighborhoods are organizing against change once again...

Thank you

Doug Zucker AIA, IIDA, LEED AP
Principal | RDSL

+1 415.836.4242 Direct
+1 415.433.3700 Main
+1 415 606.9376 Mobile

Gensler
45 Fremont St.
Suite 1500
San Francisco, California 94105
USA

Dina Tasini

From: kathy Malaney <kathy.malaney@mac.com>
Sent: Sunday, July 31, 2022 10:21 AM
To: Dina Tasini
Subject: Create2040 zoning for 526 apartments

You don't often get email from kathy.malaney@mac.com. Learn why this is important

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Hi,
I am not opposed to affordable housing but here are my concerns:

1. I am concerned about the building keeping in integrity with Tiburon. I don't like how they try to cram multiple units together which look cheap (like the affordable apartment units near the DMV in Corte Madera at the light).

2. We absolutely need a garage for the parking. That would be irresponsible of Tiburon to not accommodate for all the parking. Why make the place look like a parking lot. Again, it's for the long term integrity and legacy for the people of Tiburon. Remember, all these people will have guests visiting such as family, etc and they need a place to park.

3. I am concerned about the traffic this will cause. It's already a nightmare for commuters in the morning and later afternoon compounded by school pickups and drop-offs.

4. The Town of Tiburon should keep these units at the same height as the highest building that is currently in Tiburon so as not to make Tiburon look like an apartment complex. Five stories is too high and degrades the beauty of Tiburon's town.

I will look at what the organization Save Tiburon is up to and maybe they have some solutions to these problems to be presented.

Thank you,
kathy Malaney

Dina Tasini

From: Matt Hochstetler <matt.hochstetler@gmail.com>
Sent: Sunday, July 31, 2022 7:25 AM
To: Dina Tasini
Cc: Alice Fredericks USA.net; Jack Ryan
Subject: Comment on housing units

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I would suggest we have an ordinance which pauses any development of over 5 units downtown until the town revamps tiburon blvd with more lanes or an underpass or overpass at blackies to make it safe for residents to get to the hospital in an emergency.

Development needs to be done in a safe way that does not compromise emergency access on tiburon blvd. Development may be fine but needs to be combined with safe hospital access for residents.

Perhaps we can first pass a town ban on new developments over 5 units until tiburon blvd delays are reduced, then approve the housing units which will be contingent upon solving tiburon blvd delays given existing code?

Just my thoughts. Trust you all our elected officials to figure out the best solution.

Matt

Dina Tasini

From: Victoria Fong <vfongtib@pacbell.net>
Sent: Saturday, July 30, 2022 5:40 PM
To: Dina Tasini
Subject: Draft Housing Element

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Community Development Director Tasini,

Thank you for your work on the Tiburon General Plan 2040. The Housing Element Draft is thorough and a challenge to review all pages. We have attended a few Zoom meetings for the General Plan, but still have much to learn and digest.

For the Housing Element Draft, we would like to give our support to:

1. Maintain the proactive and fair housing program to encourage and accommodate/accept diversity in our community.

2. Build additional housing units throughout the Town and not just clustered near downtown. Traffic would be worse than now without the hundreds of new units. We cannot assume that all new downtown residents will only use public transportation.

   a. Include Cove Shopping Center--fewer units, but a good location for transportation and access to freeway. It is a fair distribution near the already established multi-housing complexes.
   b. Include the Baptist Church area and/or other non-profit entities for a few units. The non-profits already benefit from taxes and should be willing to share the community housing objectives.

3. Consider purchase of a few existing units for affordable housing with the Town's strong budget.

With appreciation,
Barry & Victoria Fong
182 Stewart Drive
415.435.4676

Dina Tasini

From: ROBERT COMPTON <rcompdent@aol.com>
Sent: Thursday, July 28, 2022 6:26 PM
To: Dina Tasini
Subject: Opposed to the housing increases in Tiburon.

[You don't often get email from rcompdent@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Too much traffic now by far, more pollution, less water, less recreation area, more energy usage.

Robert (Bob) E. Compton, BS, DDS

Dina Tasini

From: Lorraine Gemigniani <missgemigniani@gmail.com>
Sent: Thursday, July 28, 2022 5:32 PM
To: Dina Tasini
Subject: Draft Housing Element Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Dina,
You are no doubt sick of receiving negative comments regarding the proposed additional housing units for Tiburon.

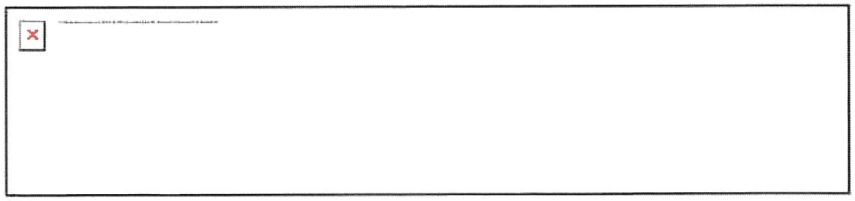
While I agree that more housing is needed, especially both middle income and low income housing, two main deterrents cannot be ignored:
1) It seems like an impossible task due to the fact that our sole ingress and egress into Tiburon is a antiquated two lane road, that is already a horrific traffic jam at key times of the day.
2) Marin County is in a huge historical drought. We get our water from our lakes and reservoirs and nowhere else. The entire State is in a drought for that matter, so where would the water come from for additional housing of this magnitude?

Unless the State is willing to pull an "eminent domain" and widen Tiburon Blvd into four lanes, and unless Marin County installs a water desalination plant, we cannot build a garage in Tiburon.

There you have it. My two cents.
Have a nice weekend Dina.

Best,
Lorraine Gemigniani
415-246-8611

Unless



Dina Tasini

From: Maureen Corcoran <corcoran.maureen@gmail.com>
Sent: Thursday, July 28, 2022 12:19 PM
To: Dina Tasini
Subject: Development in downtown - OPPOSE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live in Old Tiburon and we can not get out of town in a timely fashion during many times of day. We oppose any further development in our area. It will only increase traffic and make it unsafe as emergency personnel will not be able to get through. We will attend the August 3 meeting to make our opposition clear to our Town Council.

Maureen Corcoran

Joan Reid Bergsund
14 Beach Road, # i
Tiburon, CA 94920

July 28, 2022

Greg Chanis, Tiburon Town Manager, Tiburon Town Council Members
Dina Tasini, Town Manager of Community Development

Draft Housing Element Public Review

It troubles me that there seems to be so little public engagement regarding the housing planned for the future of Tiburon. You have made it clear what the state has outlined as "our share" of increased housing for Marin County. Six hundred new housing units would seem to be impossible to construct.

Comments are as follows:

. Permanent alteration of the small town concept.
. Water not likely available for additional construction
. Increased traffic , already at an intolerable level on Tiburon Blvd.
. Can't discount Belvedere also using the single, two lane road, while they also increase their mandated housing units.
.Concentration of building in the downtown area rather than spread throughout town.
Construction in the areas proposed will work only if the property owners agree.
. Property owners contacted who are willing to participate in the build-out expressed interest only if they are allowed higher density, which only exacerbates the problems.
.Additional housing units will add students to our schools and traffic on Tiburon Blvd.
.Some properties originally planned for inclusion have opted out: The Cove Shopping Center, several Church properties..
. No attempt to deal with many vacant buildings in the downtown area, which might include housing If the zoning was changed.
.Zero lot lines suggest a bulk not compatible with desired design
.Three to Five story high density buildings create a picture no one is willing to support.
Safety issues with possible emergency issues

My comments reflect the "word on the street" and may not be accurate. You must however respond to each concern expressed here and reflected in other statements by community members. If this is your "best effort" I implore you to go back to the drawing board. As outlined so far, this building program would destroy much of what makes Tiburon unique. Daft

Sincerely,
Joan Bergsund
Council Member 1978 – 1982
Mayor 1979 - 1980

Dina Tasini

From: Lori Horne <lori.horne1777@gmail.com>
Sent: Wednesday, July 27, 2022 5:53 PM
To: Dina Tasini
Cc: to2n@townoftiburon.org; Town
Subject: Re: Draft Housing Element Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Resending my letter to Dina Tasini. Please let me know if you receive this.
Lori Horne

To: Dina Tasini, Director of Community Development/Town of Tiburon and to Town Manager

To: Dina Tasini,

I have carefully reviewed the Housing Element and have several important comments to make.

1. On Page 6, Section 1.6 in Preparation of the Housing Element, it states:
"The Housing Element must involve community and decision making processes that are affirmative steps to generate input from all members of the community...This means that input should be "sought, received and considered before the draft housing element is completed".
And on Page 7 Section 1.0.
"...Providing information on the General Plan update, including the Housing Element through a town-wide mailer.' Efforts such as promoting works in local newspapers like The Ark; sending emails to interested parties and the holding the two public workshops that were held in November 2021 and February 2022 and all would indicate that the public was well-informed. **We were not. I did not receive the town-wide**

mailer and neither did anyone I have talked to about this project. I have spoken to over 50 people who had no idea about the Housing Element.

The glaring fact that public forums were poorly attended and there was scant community response from so momentous a decision should have been an indicator to the Town Council that the word was not getting across. The public didn't know about it or didn't understand the magnitude of it. I feel strongly that not enough effort was made to alert the community to the fact that these 639 housing units, some originally considered for the Cove, were now being located entirely in Downtown Tiburon. Many residents still do not realized the impact this will have when approval for rezoning is passed in such a small condensed geographic area. Here are my concerns:

1. Construction will last for years. Just look at the Tiburon Belvedere Library still under construction after so much time has elapsed. And this is one building. Not 639.

2. With one road in and out of town, traffic will be snarled day and night, and not just at school hours, as it is now. In the event of a major natural disaster, **such as fire or an earthquake** there will be no feasible way to safely evacuate hundreds of panicky residents or allow vitally needed emergency vehicles in.

3. Throughout the length of construction, businesses and services providing basic needs will have been relocated. These will include the Woodland Market, many restaurants, CVS Pharmacy, most banking institutions and the Post Office. Residents who can't find services locally won't even be able to get out of town onto Tiburon Blvd easily to buy goods and services elsewhere because the one road out of town (built on an 80-year-old infrastructure) will be perpetually clogged with traffic.

4. With the construction of four and even five story buildings to accommodate the mandated 639 mixed-housing units, all the charm, tranquility and beauty of downtown Tiburon will be lost in the development of a quasi-urban environment. Bay views will be obliterated. Real estate sales will languish and public walkways where visitors, tourists and residents now enjoy walking and strolling will be unsafe for use during the duration of construction. The noise, dust and debris of construction will take several years!

Tiburon would benefit from providing housing and fine schools for those who could never have afforded living here otherwise. The additional housing will also provide relief for local teachers and nurses, firefighters and restaurant workers, etc who can actually live in a community where they work. But, **there must still be a way of finding a more equable means to spread out this unsustainable number of 639 sites placed ONLY in the Downtown area of our lovely city.** The current plan includes 9 sites to be rezoned for 526 new high density, multi family units in multiple 3 - 5 story buildings. **Eight of these 9 sites will line both sides of Downtown Tiburon Boulevard.**

I see no logical reason why the Cove area cannot be reconsidered for a portion of these sites. **I do not believe that the owners of the Cove shopping center were seriously informed of this project, if they were contacted at all.** I have spoken to the attorney for the owners and he was never contacted by his clients about this matter. This attorney told me that he is not aware of any approach by the City of Tiburon or by any member of the Town Council or any staff member to the owners of the Cove Shopping Center. We have been told by members of the Town Council that the owners were not "enthusiastic" in this project. What proof is there of this?

Thank you for your consideration and I would appreciate this email being included in the records and sent to all members of the Town Council.

Respectfully yours,
Lori Horne
Resident of Tiburon

Dina Tasini

From: adallera@aol.com
Sent: Wednesday, July 27, 2022 5:52 PM
To: Dina Tasini
Subject: Housing public hearing

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Ms. Tasini,
I am strongly against choosing the area behind Reed School (Site 8) to pack 72 new residences. One of the few green areas practically left in Tiburon and home for birds and deer, will be covered by cement. This site, compared to the other sites, is not close to CVS, downtown stores and ferry. Also, Lyford Drive, which is already experiencing backup traffic from Tiburon Boulevard on a daily basis, will be affected by adding many more cars and creating even more confusion during school time with potential accidents due to many more cars parked on both sides of the street. God help us if there is an emergency, and we need to evacuate.
Thank you for your attention.
Arnaldo Dallera
28 Lyford Drive
Tiburon

Dina Tasini

From: Lea Stefani
Sent: Wednesday, July 27, 2022 11:29 AM
To: Dina Tasini
Subject: FW: TOO MANY UNITS

From: Jane Mercer <janeemercer14@gmail.com>
Sent: Wednesday, July 27, 2022 11:23 AM
To: Town <town@townoftiburon.org>
Subject: Fwd: TOO MANY UNITS

Some people who received this message don't often get email from janeemercer14@gmail.com. Learn why this is important

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Begin forwarded message:

From: Jane Mercer <janeemercer14@gmail.com>
Subject: TOO MANY UNITS
Date: July 27, 2022 at 11:20:48 AM PDT
To: Dtasini@townoftiburon.com

You are so quick to let us know if a neighbor is doing additions BUT NO NOTICE that you are considering adding 526 units with the possibility of a 1000 more cars.

Perhaps you helicopter in and have not noticed the grid lock on Tiburon Blvd especially when school is in. What are you thinking? This will be a horrible decision.

Perhaps you should do more traffic in depth studies so you can see how negatively this will effect general life, car life and property values. This is a real head

Scratcher as you require home owners to fight for variants if we go 2 square feet over allow lot coverage. You are creating a nightmare for Tiburon residents not

To mention Belvedere residents.

Dina Tasini

From: Molly Dick <mollydick3@gmail.com>
Sent: Wednesday, July 27, 2022 12:51 PM
To: Dina Tasini
Cc: Dorene Curtis; Kathy Gerry Silverfield; Lori Horne; carol hartz
Subject: Fwd: Response to Some Housing Zoning Qs.
Attachments: TC April 27 mtg re nixing Cove.docx

You don't often get email from mollydick3@gmail.com. Learn why this is important

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Hi Dina

My understanding is that all emails and comments from Tiburon residents be directed to you. I know you've been fielding a lot of unhappy emails from frustrated residents trying to understand exactly why the Cove was dropped and who authorized. I am submitting the following.

I have just read the transcript of the April 27th meeting. See pdf below. The following conversation with Alice Fredericks off jumped off the page and which I found to be extremely concerning.

Dina: She did speak to the owner who is advanced in age and "he said to me,
I'm not really going to give you a letter of support, but if you would like to develop this property for residential, go right ahead." He wasn't opposed to it. I think if we went back to him and said could you just say that you would be in support of development here, and it doesn't have to be specific, which is what we know - it doesn't have to be - with respect to units, etc, he might. .... who knows what he'll do.

Alice: so in terms of it being accepted by HDC, it is still iffy.

Dina;" Well, I think what could happen with HCD is they might say I'm getting a lot of letters from the community and does this property owner really want to do this. so it might in the end be HCD says you don't have a lot of community support... I mean they will listen.

Alice: Really? Great

In light of the above transcribed conversation, my questions are-

1. A phone call was made to Mr. Lee who not only was not opposed to The Cove being considered but appeared instead interested and open. "You go right ahead,!".

2. Surely, the next logical step from an initial phone call with a "man of advanced age", would be-as you suggested -"I think if we went back to him..."- to arrange a meeting to provide more information than simply requesting he sign a letter of agreement over the phone! For so important a matter- the determining of where to place 639 units-

why was this not done when you yourself asked, "who knows what he'll do"

3. Why did the response from Alice appear to disregard and make light of this thinking-

"So in terms of it being accepted by the HCD, it is still Iffy?

4. We don't even know how the HDC might have responded because nothing had been presented to them at that point. So what made it "Iffy" and appeared to plant seeds of doubt in your response to her? Why anticipate a response from the HDC before you even had a chance to fully explore the viability of the Owner's understanding and interest?

And at the end of the day, without anything more consideration, with the exception of one Cove resident bringing up flood concerns, the decision was made to drop the Cove, without any of us knowing the true story. Instead, this became the official line from Alice:

The Cove was actually eliminated because the property owner was not enthusiastic and that would make the site look

less feasible to HCD. Feasibility is one factor HCD considers in certifying the housing element as compliant".

This is deeply disappointing and in light of the above, I respectfully request that reconsideration of The Cove Is in order. .

Thank you.

Molly Dick
Mobile 415/595-9669

Dina Tasini

From: Laura Rende <ldopman@gmail.com>
Sent: Wednesday, July 27, 2022 8:00 PM
To: Town; Dina Tasini
Subject: For Tiburon Town Council for Aug 3, 2022 Meeting re: Rezoning for Additional Housing

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Town Council Members and Director of Community Development:

As a Belvedere Tiburon community member, I am writing to voice my **strong opposition to the proposed rezoning of downtown Tiburon** to accommodate affordable residential housing as required by the state. Without engaging with our State Representatives and studying the broad implications of adding more than 500 multi-family, high-density units, the Town Council will be approving a plan that will materially impact the lives of its current tax-paying citizens in all areas of Tiburon and Belvedere. It would be irresponsible and unsafe for the town to move forward with expediency with a plan that will negatively impact the environment and create transit issues, parking issues, demands on water, gas and electric, sanitation and sewer resources, emergency services and schools. I am fully supportive of the creation of low and moderate income housing, however advocate that the city of Tiburon join current lawsuits and challenge the state's methodology in determining units required especially prior to making ANY zoning changes. This is a critical time for Tiburon to use its resources to legally push back on the state's one-size-fits-all housing demands for the benefit of the town's future. We all recognize the need for varying types of housing but not at the expense of destroying our community and creating unsafe and unsustainable concentration of people and cars in downtown Tiburon.

My questions for the Wednesday, August 3rd meeting for the Town Council Members and Director of Community Development are as follows:

1. Has the Town properly engaged its residents and held community outreach and forums so that residents understand and can contribute to the dialogue regarding the potential issues created by rezoning the downtown area of Tiburon?

2. Has the Town adequately researched ways to fulfill the State mandate by thoroughly exploring additional housing locations throughout Tiburon, including but not limited to The Cove shopping center and Cove Marina including the 76 Station? If so, residents should have access to this information to understand what efforts have been put forth.

3. How will the town address the traffic implications of the additional housing units since Tiburon Blvd remains a two-lane road from Blackies Pasture to downtown? A plan to create an additional two lanes would seem necessary prior to changing the zoning and permitting a 15-20% increase in residences. Tiburon Blvd already has significant traffic issues during morning and afternoon school and commuting hours.

4. Why is the town moving forward with a proposed rezoning plan that will potentially eliminate the only grocery store, pharmacy, bank, and post office that serves the residents of the downtown area effectively placing more residents in a position to have to drive for these services? What conversations with developers have Town representatives had to ensure these services remain or improve? How is the Town supporting these business owners?

5. The Town has already acknowledged in its existing plans and documents, that Tiburon is at a high risk for the need to evacuate due to its geographical location and limited roads, and it currently faces life-threatening risks in the event of

the need to evacuate. How will the town manage and mitigate the additional life-threatening risk to its current residents if it moves forward with summarily increasing the opportunity for a large volume residential housing in this area?

When reviewing the Downtown Element (Section 4.3) of the Tiburon General Plan, moving forward with downtown rezoning appears to be in direction contradiction to several of the Town's stated goals such as: (DT-B) "Enhancing downtown's role...while promoting resident-serving and visitor-serving uses and facilities"; (DT-C) "Encourage greater pedestrian activity and enjoyment of life in downtown while respecting surrounding residential uses"; How are these goals attainable by adding four to five story buildings which will not fit in with the aesthetic charm of the town while blocking light and views and removing a much needed grocery store, pharmacy and other services? This type of mid-size residential building belongs in a small city which has adequate infrastructure to support it. Downtown Tiburon does not have this infrastructure. The Downtown Land Use policies (Section 4.4), (DT-5) states, "the quality of residential neighborhoods within and adjacent to Downtown shall be preserved with regard to unreasonable noise, traffic, visual and other impacts..." It would appear a hastily approved change from commercial zoning to affordable, high-density residential zoning would not uphold the Town's goals but create significant challenges.

For the future of the Town of Tiburon, I believe the August 3rd rezoning proposal must be immediately paused until adequate information has been gathered, good-faith conversations with State Representatives have been had and all legal options against the state have been exhausted.

Sincerely,
Laura Rende

Dina Tasini

From: Luke Barnesmoore <LBarnesmoore@FrontPorch.net>
Sent: Tuesday, July 12, 2022 11:39 AM
To: Dina Tasini
Subject: Home Match Marin

You don't often get email from lbarnesmoore@frontporch.net. Learn why this is important

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Good Morning Dina,

I hope you're well. My name is Luke Barnesmoore and I'm the Program Director for Home Match Marin. Home Match is a free, non-profit home sharing program that connects Home Providers looking to rent a room in their home or ADU on their property with Home Seekers based on personal compatibility and shared lifestyle preferences. Our services are available to everyone, but most of our Home Providers are older adults who need financial support via rent or social support via task exchange to support the process of aging in place. Home Providers are matched with a range of Home Seekers, from members of the local workforce who are looking for affordable housing close to work through older adults who are living on a fixed income and at risk of displacement due to rising rents in the county. We vet participants through interviews, background checks, income verification for Home Seekers and home visits for Home Providers and support the process from introductions and lease signings all the way through the end of the match.

Our program has been included in the county's draft housing element as a means for improving access to and stability in housing for older adults, and I'd like to speak with your team about the potential for inclusion in Tiburon's housing element. Beyond the benefits of development free provision of affordable housing, Home Match can support the process of meeting RHNA goals in acting as an incentive for people who are considering building an ADU on their property but are concerned about the prospect of having to rent the space. We can help to lessen the stress of renting an ADU by listing units, screen applicants and provide support through the process of making introductions, signing a lease and maintaining healthy communication through the tenancy. We developed a partnership with the City of Mill Valley wherein they send out our program information along with permits for ADU development, and we'd like to do similar work with Tiburon.

If you're open to discussing the ways in which we can work together to include Home Match in the Tiburon housing element and share information about our program with residents who are looking to rent a room in their home or ADU on their property please let me know some times that you're available so that we can schedule a zoom call. Thank you!

Best,

Luke R. Barnesmoore
Program Director
Home Match, Marin
Front Porch
LBarnesmoore@FrontPorch.net
Cell: 415-747-1925



Covia and Front Porch have come together as one organization!
Learn more at https://covia.org/affiliation/.

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Dina Tasini

From: ingrid wheeler <ingrid@wwheeler.com>
Sent: Tuesday, July 12, 2022 9:27 AM
To: Dina Tasini; Town
Subject: Affordable Housing in Tiburon

Some people who received this message don't often get email from ingrid@wwheeler.com. Learn why this is important

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We have lived in Tiburon for 3 years and previously in Belvedere for 17 years, having been attracted to it for its tranquility and beauty. The proposed project would disrupt this for the people currently living here and reduce the value of their properties as well as impair the reason for coming here.
We have been given so little time to respond to this proposal or been made aware of it.
Why not find affordable home locations closer to Hwy 101 for easy access to the 4 lane roads instead of adding to the already stressful traffic on the 2 lane road leading in and out of Tiburon? Apart from causing a bottle neck and a stressful experience for drivers, it is a dangerous situation in the event of emergencies? How will the evacuation of residents be possible with the already crowded main exit of the town?
How will the tourists who come on the weekends park if the parking lots are taken over with new buildings and many additional cars seeking parking places?
It is a ridiculous proposal and will completely changes the character of the town of Tiburon.
Our response is profoundly negative against this development as it makes no sense at all!
Ingrid and Bill Wheeler

Sent from my iPad

Dina Tasini

From: Revati <revati4@gmail.com>
Sent: Monday, July 11, 2022 12:23 PM
To: Dina Tasini; Town
Subject: Draft Plan for 639 New Housing Units in Tiburon

Some people who received this message don't often get email from revati4@gmail.com. Learn why this is important

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Dear Dina, Council Members
We are absolutely appalled at the mere consideration of 600+ units all concentrated in downtown Tiburon. The following must be carefully examined before any further decisions are taken regarding the additional housing.

(1) Concentrating all of the housing in the downtown area must be reconsidered. The **COVE** area and **ALL OTHER VIABLE AREAS must be included in any decision making regarding the placement of housing.**

(2) **Traffic issues in and out of Tiburon** are stressed even at this moment, and Tiburon boulevard is a parking lot for hours before and after school hours. This factor is of critical nature and must be rolled into any decision that is made regarding the additional housing.

(3) **Evacuation of residents in any emergency** has not been considered as yet, and is crucial to any decision that is made.

(4) **Sanitary plumbing** is stretched at this time, and cannot accommodate the additional sewage.

(5) Parking places are in demand at this time, losing the current **parking places** for housing will impact commuters via ferry etc, and will critically impact residents.

(6) **Construction** will last for years. Just look at the Tiburon Belvedere Library still under construction after so much time has elapsed. And this is one building at one site, whereas this project of 639 units involves multiple buildings in several sites.

(7) With the construction of four and even five story buildings to accommodate the planned 526 high-density, multi-family, housing units, all the **charm, tranquility and beauty of downtown Tiburon** will be lost in the development of a quasi-urban environment. Bay views will be obliterated. Real estate sales will languish and public walkways where visitors and residents now enjoy walking and strolling will be unsafe for use during the duration of construction.

Thank you for your consideration and we would appreciate this email being included in the records, and the contents taken into serious consideration before any decisions are made regarding any additional housing.
Respectfully yours,
Krish & Revati Natesan
17 Lagoon Vista
(630) 697-4441, (630) 835-7611

Dina Tasini

From: Sanna Thomas <sanna.r.thomas@gmail.com>
Sent: Thursday, July 7, 2022 5:20 PM
To: Dina Tasini
Cc: Greg Chanis; Shirley Huang
Subject: the draft Housing Element

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Hi Dina,

I want to commend you and your staff for doing a heroic job in putting together the draft Housing Element that you sent out to the community and for incorporating an enormous amount of data into it, including the stakeholder perspectives and comments you all gathered through various outreach efforts over these many months. The result is really impressive! I was particularly pleased to see that green building and EV charging requirements will be included in the new Sustainability Ellement, though I would like to see them included in the Housing Element as well. Given the community's deep concern about GHG pollution from an anticipated dramatic increase in vehicle traffic associated with new housing, plus the state-wide legislative effort to require that every new multi-family housing unit with parking has access to EV-ready charging, I think it would be wise to emphasize in both Elements that EV-ready charging will be required for all new MUDs.

Dina, I also have another concern. On page 85, under Opportunities for Energy Conservation, the 3rd paragraph states, "the Town adopted an updated Climate Action Plan (CAP) in 2022 which sets forth actions to reduce community-wide emissions 43% below 1990 levels and ...." Please correct if I am wrong, but my understanding from the June 15th Town Council Meeting is that the Council is ready to adopt a higher goal of 50% and has asked Town staff and/or the CAP planning consultant to figure out ways to get there (other than just revising assumptions). I hope that sentence on page 85 was an oversight and drafted before the Council meeting discussion on June 15th.

Would you mind getting back to me about this?

And thank you again for all the thought and work that you all have put into the draft Housing Element. You and your staff certainly have a lot on your plate!!

Best, Sanna

--
Sanna Randolph Thomas, Ed.D
415-497-3192 (cell)

Dina Tasini

From: Brett Dick <brettrdick@gmail.com>
Sent: Friday, July 8, 2022 9:41 AM
To: Dina Tasini
Subject: Housing Element Comments

[You don't often get email from brettrdick@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Ms Dina Tasini
I realize the Town Council has been given an impossible problem of adding 639 housing units the town. However, I do not believe that the council has used its best efforts to educate the downtown residents of the draconian effect of the Housing Elements of your proposed plan. The mere fact that there has been a lack of participation is evidence of this failure. At a minimum extensive outreach should have been undertaken to inform all residents of the impact of the plan on them. It is still not too late for this effort.
We are all aware that it is extremely difficult and almost impossible to get from downtown to 101 on Tiburon blvd. in less that 30 minutes in the afternoon. Yet your proposal would add at least 300 to 500 new drivers using Tiburon blvd. Is there a plan for possible evacuation in case of an emergency? How are parents going to get their children to and from school in a timely manner? How do you propose that businesses and residents operate during the years of construction downtown? One only look to the library construction project to see how long and disruptive the construction downtown will be.
To at least minimize the consequences of adding the additional housing units at least half need to built in the Cove area where are four lanes of traffic into and out of Tiburon from 101. Although this will not solve the traffic problems it will at least minimize the impact of the Housing Elements of your proposal. Of course the best solution is to work with our state representatives to minimize the number of units we are required to add.
Thank you for your consideration.

Brett Dick
Mobile 415.595.6994

Dina Tasini

From: Molly Dick <mollydick3@gmail.com>
Sent: Friday, July 8, 2022 7:24 AM
To: Dina Tasini
Subject: Housing Element comments

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To Dina Tasini
Director of Community Development
Town of Tiburon

I carefully reviewed the Housing Element and was struck by the extensive efforts by the Town of Tiburon to educate, enlighten and involve the public.
On Page 6, Section 1.6 in Preparation of the Housing Element, it states:
"The Housing Element must involve community and decision making processes that are affirmative steps to generate input from all members of the community...This means that input should be "sought, received and considered before the draft housing element is completed".
And on Page 7 Section 1.0.
"...Providing information on the General Plan update, including the Housing Element through a town-wide mailer.'
Efforts such as promoting works in local newspapers like The Ark; sending emails to interested parties and the fact the two public workshops were held in November 2021 and February 2022 and all would indicate that the public was well-informed. **We were not.**

The glaring fact that public forums were poorly attended and there was scant community response from so momentous a decision should have been an indicator to the Town Council that the word was not getting across. The public either ignored it, actually didn't know about it or didn't understand the magnitude of it. I feel strongly that not enough effort was made to alert the community to the fact that these 639 housing units, originally considered for the Cove, were now being located entirely in Downtown Tiburon. I would venture to say that many residents still do not realized the impact this will have when approval for rezoning is passed in such a small condensed geographic area. Here are my concerns of what could happen once developers begin their work:

1. Construction will last for years. Just look at the Tiburon Belvedere Library still under construction after so much time has elapsed. And this is one building. Not 639.

2. With one road in and out of town, traffic will be snarled day and night, and not just at school hours, as it is now. In the event of a major natural disaster, there will be no feasible way to safely evacuate hundreds of panicky residents or allow vitally needed emergency vehicles in.

3. Throughout the length of construction, businesses and services providing basic needs will have been relocated. These will include the Woodland Market, most restaurants, CVS Pharmacy (unless it is still "not interested"), most banking institutions and the Post Office. Residents who can't find services locally won't even be able to get out town onto Tiburon Blvd easily to buy goods and services elsewhere. Why? Because the one road out of town (built on an 80-year-old infrastructure) will be perpetually clogged with traffic.

4. With the construction of four and even five story buildings to accommodate the mandated 639 mixed-housing units, all the charm, tranquility and beauty of downtown Tiburon will be lost in the development of a quasi-urban environment. Bay views will be obliterated. Real estate sales will languish and public walkways where visitors and residents now enjoy walking and strolling will be unsafe for use during the duration of construction. I know from experience. We have a home in a gated community in Napa where 22 condominiums, including ours, burned down almost five years ago. To date, only five are inhabited. The rest are still in various stages of rebuilding. The noise, dust and debris of construction is ongoing.

I would like to close with the fact that I believe Tiburon, with its aging demographics, would indeed benefit from providing housing and fine schools for those who could never have afforded living here otherwise. The additional housing will also provide relief for local teachers and nurses, firefighters and restaurant workers, etc who can actually live in a community where they work. It represents the best of who we are, not the most self-involved. But, and it's a big "but," there must still be a way of finding a more equable means to spread out this unsustainable number of 639 sites among other towns and neighborhoods throughout southern Marin. I see no logical reason why the Cove area cannot be reconsidered for a portion of these sites to be located.

Thank you for your consideration and I would appreciate this email being included in the records
Respectfully yours,

Molly Dick
5 Cazadero Lane, Tiburon
Mobile 415/595-9669

Dina Tasini

From: Walter Iberti <walteriberti@icloud.com>
Sent: Friday, July 22, 2022 11:08 AM
To: Dina Tasini; Town
Subject: Comments on Town of Tiburon's Draft Housing Element Plan d

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Dear Dina and Town Manger,

I oppose this plan to place virtually all of the planned 526 Units of High-Density Housing in 3-5 Story Buildings in just a few blocks of Downtown Tiburon.

- It will dramatically increase what are already serious traffic problems on our one lane road in and out of town.
- It will put the lives of residents in danger in the event of emergency evacuation and emergency vehicle access.
- It will eliminate the majority of existing public parking while doubling the downtown population.
- It will disrupt the entire downtown area for years during construction.
- No housing units over 3 Stories high should be allowed.
- There are too many more issues and potential impacts to even begin to include here.
- Water is already an issue, without further development

The Town of Tiburon must perform credible studies of all impacts before Plan approval.

The Town must find other locations in Tiburon besides the downtown area.

Thank you for taking my input into consideration while conducting your survey and making your recommendations.

Walter Iberti
4 Lagoon Vista Rd.
Tiburon, CA 94920
walteriberti@icloud.com
(C) 707-217-4677

Dina Tasini

From: Lea Stefani
Sent: Monday, July 18, 2022 7:32 AM
To: Dina Tasini
Subject: FW: Draft housing element plan (with corrections-so sorry)

-----Original Message-----
From: JULIE JACOBS <JSJ13@aol.com>
Sent: Sunday, July 17, 2022 4:10 PM
To: Jon Welner <jwelner@townoftiburon.org>; Alice Fredericks <afredericks@townoftiburon.org>; Holli Thier <hollithiertiburontowncouncil@gmail.com>; Jack Ryan <jryan@townoftiburon.org>; Noah Griffin <ngriffin@townoftiburon.org>; Town <town@townoftiburon.org>
Subject: Draft housing element plan (with corrections-so sorry)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Tiburon Town Council and staff,

Thank you for publishing the draft housing element plans. It is a very lengthy document, and raises some very serious concerns.

I was surprised and disappointed to read that all of the high density affordable housing continues to be planned for location in downtown Tiburon and the Reed School area. I do not feel that my and my neighbors' voices and concerns have been heard.

I continue to be very concerned about fire and emergency evacuation along our single lane road out of downtown. It is already hazardous during school commuting hours. This addition of so many new residences downtown would make it so much worse. If you doubt this, please read about the tragedy in Paradise California as residents were unable to escape the wildfire on clogged and narrow roads, and died trapped in ther cars and homes.

It is not only downtown residents who are at risk because of this plan. EVERY resident of Tiburon who relies on our emergency services would be at risk. Our fire and EMS first responders are located downtown. Our police department is located next to Reed School. How will these emergency officials reach any resident's home in time if the single lane roads are jammed?

I have additional questions to follow up on my previous email and statements at recent Town Council and Design Review Board meetings, after reading the draft housing element plan:

Have there been contiguous locations belonging to the county or Corte Madera or Mill Valley which the Town Council and Planning Commission have explored for possible purchase, annexation, and zoning for high density housing, especially locations with roads of more than 1 lane leading to them?

Have commercial locations on Trestle Glen and possible widening of that road been explored?

Have the Town Council, Design Review Board and Planning Commission considered placing a 3 story building height limitation on all development downtown to respect the current design, appearance, and density of downtown buildings and the village character of Downtown Tiburon?

If Woodland's Market, the Post Office, CVS, public parking lots, banks, Rustic Bakery, and other high use current commercial and essential services in downtown would be guaranteed venues in the newly envisioned downtown, where would they be relocated temporarily during the years of construction so that residents on the south and east ends of town are not stranded without these services? Would they immediately be provided with these temporary quarters, and would the Town of Tiburon pay for the moves there and to their permanent locations once the construction was completed?

Why is parking at The Cove Shopping Center more important to preserve than parking downtown? The former nursery location at The Cove, along with undeveloped property on that side of Tiburon Blvd. between Blackfield- The Cove and Cecilia Way could also provide sites for high density housing which would lessen the pressure on downtown, and help to enable the 3 story height limitation to be consistent with every other building there. Please explore those and other sites further out of respect for our downtown and its residents.

Rezoning the property at Mar West for 5 story instead of 3 story high density housing could also help to enable a 3 story height cap downtown. Would you please seriously consider this change?

Why is flooding at the Cove of greater concern to the Town Council than flooding Downtown? Shouldn't this issue be equally important and avoided or accommodated in both locations?

Have any plans been confirmed to require developers to pay for infrastructure improvements to meet the needs of the new residents for whom they are building and profiting from housing sales?

Where are the billboards, public meetings at Town Plaza and the park in Belvedere, and posting of images of proposed construction in downtown so that we can assure that all residents are aware of what is being proposed? Why aren't there large photos of these proposals on the front page of The Ark and the Town's website? Why aren't they posted on the bulletin board outside of Woodlands, at the Post Office, at CVS, at Rustic Bakery, at the fountain, at the ferry dock, at Caffe Acri and at other high traffic locations frequented by those in town most affected by these proposed "sea changes" to our downtown community? Please work to create more meaningful outreach. Without more work on outreach, I am certain that there will be many surprised and angry residents when the demolition and construction begin.

What efforts are being made to correct ABAG's clearly erroneous designation of downtown as a "transportation hub" because of the ferry dock? How would residents of low income affordable housing be able to afford to commute by ferry? What if they didn't work in the financial district of San Francisco, but in other parts of that city, or in other areas of Marin, Napa and Sonoma counties? What reliable, frequent forms of public transportation would get them to work and back? How would their kids get to school? Do you plan to add many more school buses? Who will pay for those buses?

What efforts are being made to apprise the State and ABAG of the fire risk in our town? Have they been told of the 4 major fires which have happened in Tiburon in the past? Have photos of our many locations with wildland-urban interface been shared with the decision-makers? This is another major error in the decision regarding the number of units allotted to our town, and the fire risk assessment.

What studies have been commissioned to determine the impact on safe emergency evacuation, timely provision of emergency services, and other essential services if this draft housing element plan should be adopted? Will plans for re-zoning be conditional upon the outcomes of such studies? We believe that it is only responsible to do so, and that this would demonstrate good faith to the state and also to local residents dependent upon your wise governance.

Thank you for your kind consideration.

Julie and Seth Jacobs
315 Paradise Drive and
7 Upper Cecilia Way
(415) 302-3114

Dina Tasini

From: Jo Burnett <joburnett.mail@gmail.com>
Sent: Wednesday, July 13, 2022 2:57 PM
To: Dina Tasini; Town
Subject: Proposed changes to Tiburon housing construction

Some people who received this message don't often get email from joburnett.mail@gmail.com. Learn why this is important

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I live in the Chandler's Gate PUD on Neds Way and I am very concerned that 526 additional units of housing are being proposed for downtown Tiburon which is an outlandish idea.

While I very much support efforts to provide affordable housing AND TRANSPORTATION, I cannot support a plan that would result in an unstainable increase in traffic. Presently, there are times of the day when I cannot exit from my home and get to the freeway in a reasonable amount of time because the traffic is so clogged up. When school is in session I feel landlocked. In an emergency I know that my only choice will be to stay home and not try to drive away. A great many more people and more cars will not be sustainable and I, for one, will decide to move away if this plan is adopted.

I understand that the Cove area has been removed from the list of potential development sites which is wrongheaded since that location is the only one with 4 lanes of traffic, thus somewhat more able to handle the increase in traffic

Downtown Tiburon is not very attractive and a modest amount of attractive housing which incorporates retail could be great. However, one size or mandate, does not fit all and we must make an appeal to the state to examine the needs and realities of our narrow peninsula.

Carolyn Burnett
12 Neds Way
Tiburon

Dina Tasini

From: Lea Stefani
Sent: Wednesday, July 13, 2022 2:59 PM
To: Dina Tasini
Subject: FW: Possible New Units in DowntownnTiburon

From: ann-eve hazen <ahazen1945@gmail.com>
Sent: Monday, July 11, 2022 3:29 PM
To: Town <town@townoftiburon.org>
Subject: Possible New Units in DowntownnTiburon

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I am very much against what are units anywhere near Tiburon or Belvedere mostly because of the traffic on Tiburon Boulevard. We can't add more traffic on that road. Very bad idea. Why can't they find places to build close to Hwy 101?

Dina Tasini

From: ROBERT M MCDERMOTT <bobmcd@mac.com>
Sent: Thursday, August 4, 2022 10:07 AM
To: Dina Tasini
Subject: Comments on the Tiburon Draft Housing Element
Attachments: Draft Housing Element.pdf

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Dear Ms Tasini
Please find attached my comments. I know you have worked very hard on this project which is much appreciated. But I hope we can find a way to make Tiburon a better place while maintaining its unique and charming character.
Sincerely
Robert McDermott

Dina Tasini

From: Nancy Cappelloni <nrlcapp@gmail.com>
Sent: Thursday, August 4, 2022 8:43 PM
To: Dina Tasini
Subject: Comment on Draft Housing Element

[You don't often get email from nrlcapp@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Dina,

I am writing to you in regards to the potential building in the downtown area of Tiburon. I was planning on writing this letter, but after participating in the Town Council Zoom meeting last night, listening to TIburon residents' comments about the DHE, I want to particularly share my concerns and echo what had been said over and over.

My husband, Robert, and I have lived in Tiburon from 1980 -1992 and in Belvedere from 1992-2021. We are now back in Tiburon, living at Pt. Tiburon since last month..
We are very connected to the community here, having served in many professional and volunteer positions during this entire time. We have grown to consider both Belvedere and Tiburon our home, and we do what we can to make living here an optimal experience.

The one thing we have noticed over all these years is that the population has increased, building has increased, and traffic has become a serious problem. Getting in and out of the Peninsula, especially between 7:30-9 am and 2:45-5:30 pm is problematic. With Tiburon Blvd. being predominantly only one lanes in each direction, traffic is often at a standstill and very frequently congested, to say the least. Adding more residents in the hundreds to downtown Tiburon will dramatically add to this problem. Additionally, the building process, trucks, construction workers and the whole process will have a tremendous impact on the community.

Downtown Tiburon should grow in the direction that it historically has—providing goods and services for our community—stores, parks, seating areas, places of interest, the post office, library, and Tiburon Town Hall--trademarks unique to our area. Downtown is not the appropriate location for the density of proposed building. Greater density of residential buildings in these areas will result in greater congestion instead. Buildings higher than the current two storied buildings will be out of proportion and will block views of the surrounding hills and water.

Most important, however, is the fact that there will be severe consequences to our public safety if this building at this location occurs. Emergency services provided by our Fire and Police departments will be at risk. Natural disasters or other emergencies will be additionally challenged by greater density. Earthquakes, fires, and tsunamis are real threats for us on this peninsula. Adding hundreds of more housing units will seriously be detrimental in the event these emergencies materialize.

I, as I hope other TIburon residents are, am in favor of affordable housing on the Tiburon peninsula. But the right location is critical for this to make sense and fit into the General Plan. Low rise buildings, or higher buildings spread along the Tiburon Peninsula will fit in with the current landscape much better than developing a high density living spaces in a quaint downtown area.

Please consider the real concerns of Tiburon residents who live in the downtown area. We support the need for housing, but we would like it to be situated in an area that is more appropriate than the downtown area.

Thank you,

Nancy Cappelloni, Ed.D.
21 Lagoon Vista
Tiburon, Ca 94920

Dina Tasini

From: Guy Toby Marion <tmarion@gmail.com>
Sent: Thursday, August 4, 2022 5:15 PM
To: Dina Tasini
Subject: Tiburon's Eight Year Housing Plan

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Dear Ms. Tasini,

I have read with interest some parts of this plan, as well as the news reporting in The Ark.

In my opinion, much of what is proposed will move Tiburon and the county in the right direction with respect to the need for greater diversity and housing availability in our town. Comments to the effect that the plan would change the character of the town are in fact what is needed.

Nonetheless, I agree that the plan puts too much emphasis on downtown Tiburon. More work needs to be done including putting the Cove Shopping Center back in the mix, and moving more development up around the peninsula.

No doubt you will take into consideration many points of view. It is important that we all do that. We will all benefit from changes, amongst others, that allow our workforce to live closer to their work and that enable people of all backgrounds to live and grow up together.

Sincerely yours,
Guy Toby Marion

G. Toby Marion
172 Solano Street
Bel Tiburon, CA 94920
Toby's cell: +1 (415) 757-8609

Dina Tasini

From: sharon m. <jshamp@hotmail.com>
Sent: Thursday, August 4, 2022 5:03 PM
To: Dina Tasini
Subject: Insanity in Sacramento

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The California State Legislature seems to have had tunnel vision and a sense of desperation as it addressed widespread homelessness in our communities. They want us to disregard safety, environmental, and aesthetic considerations when planning for high density housing. Given the constraints on the Tiburon Peninsula of chronic, high-tide flooding, two-lane roads, and the potential for fast-moving wildland fires, the demand to deliberately blindfold ourselves to obvious danger is madness. Persistent drought, occasionally alternating with winters of heavy rainfall, compound our problems.
Our local planners have concentrated the proposed new housing in downtown Tiburon, much to the distaste of everyone who loves our splendid mix of a market and pharmacy, banks, post office, shops, and restaurants all within walking distance. To lose our downtown is to lose much of what makes this town desirable. To replace our downtown with multiple high-rise dwellings, housing hundreds of people, compounds our water, traffic, and safeth issues. This is not a tradeoff to be embraced.

Could housing and another school be built much closer to the freeway and on the other side of the Tiburon Peninsula? Is there vacant land available for even one apartment house?

Sharon M. Hampton

Provide more "open sessions" methods to communicate the ENORMOUS IMPACT of elimination of R1 code.
Elimination of R1 Housing is an extreme building code alteration. This means the town provides a very, very strategic public engagement process via a variety of communication messages AND methods --- electronic, printed, social media, etc.
Several articles in the Ark during the summer when many residents are away is simply not enough.
We have experienced poor communication about the loss of R1 and observed little community involvement.
Everyone knows for Tiburon residents that July and August results in a low census count of local community members.

Thank you for establishing sane logical quality town process review given SB 9.
It is imperative we all are balancing the safety of residents with the challenging logistics of living and commuting
from the end of a narrow peninsula.

Christine and Robert Miller
2236 Vistazo East
Tiburon, CA 94920

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

August 3, 2022
To: "dtasini@townoftiburon.org"
<dtasini@townoftiburon.org>
Cc: "town@townoftiburon.org"
<town@townoftiburon.org>

RE: SB 9 Tiburon Town Letter August 3, 2022 – Town Management of SB 9 Process

We are sending comments on SB 9 Housing Act impact given the peninsula geography of the community of Tiburon.
After the Town zoom meeting August 3, we send our requests/concerns. Please confirm receipt of this letter.

Please Note: we appreciate the staff time and work to date on SB 9 Housing Act.
SB 9 created unprecedented turmoil to community living and great difficulty for town staff and residents.
We support densification, where appropriate, with good design and review process.

We request Tiburon town staff review and address these requests/concerns.

Request/Concern #1 A: As a town/city, advocate for a **DECREASE in the number of "expected units"** on the narrow Tiburon peninsula.
The serious restrictions of peninsula geography must drive CUSTOM options.
ONE SIZE requirement-formula for an entire state is not practical nor safe.
Request/Concern # 1 B: Establish the goal to create a **more logical distribution of 640 units with ~ 3/4 of units around the 4-lane road [west end closer to hwy. 101]; 1/4 of units at the end of the peninsula 2-lane road. [east end]**
Goal: Concentrate units to the west side" to **provide improved access to public transit along the Highway 101 transportation corridor.**
A much more detailed discussion is needed to explore options west of Trestle Glen, the Cove & around Shepard of the Hills area.

Other reasons we must have **unit reduction** and distribution **concentrated about the 4-lane road at the "west-end" of the peninsula is** to better address:

- Maintaining safe open routes for the public to exit the peninsula in disaster times given floods, fires, ER-ambulance access, etc.
    - Imagine the safety impact of concentrating units at the far east end of a two-lane road, i.e. downtown Tiburon.
- Addressing existing gridlock traffic on 2-lane road now and in the future: Tiburon Blvd gridlock is already a factor in 2022.
- Existing and predicted rising sea level and flooding which already impacts road-driving on downtown Tiburon streets.
- Access to Public Transportation

Request/Concern #2. The town must establish a process to require use of architectural & planning principles and neighbor feedback on addition of units in traditional R1 zones. This neighbor review process is essential for any vacant lot development. This process must include careful site and street considerations, including impact of access of fire truck and turn arounds, parking, delivery trucks, noise, light, traffic, and privacy. The town cannot maintain quality neighborhoods using only a "one size fits all" process or code to change all the

R1 status sites PLUS also rezone single family undeveloped lots.
As we know -
SB 9 the California **Housing Act essentially eliminates R1 housing**, plus modifies setbacks, etc.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9

Request/Concern #3: For downtown Tiburon with more units, the goal must be to **maintain "multi-use" general plan with a logical healthy mix of retail, commercial along with housing, protected bike routes AND PARKING.** Maintain existing FREE parking and add to FREE parking options for residents. Provide protected bike routes/lanes.
For new units require parking not consumed by delivery trucks and construction vehicles. All towns including Tiburon must require a sane water storage and use plan with MMWD taking a far more engaged realistic role. Of course, for starters we must establish landscape WATER use protocols

Request/Concern #4. Augment and improve public access to discuss solutions and lessen the crowding impact of SB 9.

Appendix E- Response to February 8, 2023 Draft Housing Element

Timestamp	Do you support the zoning change and property development of 93 residences at 4576 Paradise Drive?			Name	Address
2/7/2023 15:07:21	No, I oppose it			Jason Day	Jasonday234@gmail.com
2/7/2023 15:07:55	No, I oppose it		Property values , impact to the community, environmental, traffic. Seems like a desperate move to include at the last minute.	Gavin fleischman	241 Trinidad drive
2/7/2023 15:08:47	No, I oppose it		We should have neighbors on paradise dr join the fight against this	Ross Martin	123 Trinidad Dr
2/7/2023 15:11:43	No, I oppose it			Ken Huang	115 Trinidad
2/7/2023 15:12:54	No, I oppose it		The owner of that property is suing Paradise Cay owners stating he has rights to build a path into the Cay. Not OK with me.	Michael DiVita	90 Saint Thomas Way Tiburon CA 949/0
2/7/2023 15:15:21	No, I oppose it			Cynthia & James	103 Trinidad Drive.
2/7/2023 15:16:46	No, I oppose it		Isn't that where the farm is? Concern is that this tranquil and self-contained neighborhood that we bought into would transform into something else. Would have to know more about actual plans to comment further.	Thomas Haan	122 Saint Thomas Way
2/7/2023 15:17:03	No, I oppose it		This is a terrible idea on so so many levels. How can we organize an effective opposition?	Wendy Shearn	203 Martinique
2/7/2023 15:17:06	No, I oppose it			Susan Hoehler	39 Antilles Way, Tiburon 94920
2/7/2023 15:17:25	No, I oppose it		90+ units is an ENORMOUS change for the neighborhood. There is currently a single family home at that location. There is always complaining about traffic, noise, etc. with development but to develop that site with such density would be insane. Can you imagine construction and traffic issues over an extended period (18 months minimum) on curvy Paradise Drive? Plopping 90+ homes here to satisfy a State requirement shows no realistic understanding of the community.	Stuart Scheinholtz	166 Trinidad Drive
2/7/2023 15:17:53	Yes, I support it			Bob Kulperger	11 Saint Lucia Place
2/7/2023 15:19:03	No, I oppose it			James Massey-Kim	103 trinidad
2/7/2023 15:20:16	No, I oppose it			Stacy Azcarate	136 Jamaica Street, Tiburon, CA 99420
2/7/2023 15:20:24	No, I oppose it		The traffic will be impossible to deal with ... there are only two lanes and there are numerous cyclists on them. I cannot imagine an extra 200 cars (assuming most households have 2 cars and some have 3!) and stalling traffic while they wait to enter this new development. Also, it does not seem safe to build multiple units and multi-story structures on that slopping hillside. How could the town agree to this? There is open space elsewhere in Tiburon that can be used for more affordable housing. This is a terrible idea and will cause unimaginable congestion. Even the thought of how all the construction vehicles, that will be needed to build this development, will navigate paradise drive to get to the site is unsettling.	Zey Nasser	119 Jamaica Street, Tiburon, CA 94920
2/7/2023 15:23:10	No, I oppose it			Chris Canada	145 Jamaica St, Tiburon
2/7/2023 15:25:55	No, I oppose it		Impact paradise drive traffic, pressure on land. Absolutely no way. Cows bees and chickens no problem but 100 new residence!!!!	Natasha minty	129 Trinidad drive
2/7/2023 15:34:41	No, I oppose it		I am significantly concerned about the prospect of adding nearly 100 residences off of Paradise Drive, which is already congested and highly	Stephan Schneck	16 St. Lucia Place
2/7/2023 15:37:26	No, I oppose it		I can't see that we have the infrastructure to support this?? How bad will traffic get on paradise drive/trestle glen?? Would also love to look at	Gillian Wang	95 Saint Thomas Way
2/7/2023 15:38:33	No, I oppose it			Laurie Berliner	183 Saint Thomas Way, Tiburon, CA 94920
2/7/2023 15:45:59	No, I oppose it		I guess the cows aren't so bad. Nesting great blue herons on property. Site would be destroyed.	Carla Parkinson .	217 Trinidad Drive
2/7/2023 15:48:18	No, I oppose it			Snorre Grunnan	110 Trinidad
2/7/2023 15:48:42	No, I oppose it		Will generate too much traffic on an already dangerous and congested road.	Kenneth Romley	155 Trinidad Dr
2/7/2023 15:52:49	No, I oppose it			Malia Moseley	103 Jamaica St
2/7/2023 15:54:31	No, I oppose it			Sita Sherman	126 Trinidad Dr.
2/7/2023 15:55:22	No, I oppose it		This is not a good spot for such development	Richard Moran	276 Trinidad Drive
2/7/2023 15:56:24	No, I oppose it		The city of Tiburon had originally allocated space close to the city center, and apparently the State wants to spread units. How can several hundred residents and their cars be added on Paradise Drive without impacting the entire community, especially Paradise Cay residents?	Cesare Rotundo	151 Trinidad Dr
2/7/2023 15:57:32	No, I oppose it			Nancy Behrens	130 Trinidad Drive
2/7/2023 16:07:57	No, I oppose it		Yes, I care. I am totally opposed to housing mandates from Sacramento.	Yes, I care. I am totally opposed to housing mandates from Sacramento.	217 Jamaica St., Paradise Cay
2/7/2023 16:19:28	No, I oppose it		The addition of that number of units would overwhelm the infrastructure and would increase the danger of driving or bicycling on Paradise Drive. It would be an eyesore on the peninsula.	GregoryBell	157 Trinidad Drive
2/7/2023 16:20:27	No, I oppose it		I'm very concerned for the environmental impact and the impact on the infrastructure. Paradise Drive is a narrow road. Cars from families in each unit will overwhelm the road which will become even more dangerous for car drivers, pedestrians and cyclists.	Veronica Ravot-Licheri	151 Trinidad Dr, 94920 Tiburon, CA
2/7/2023 16:21:34	No, I oppose it		Paradise Cay and 4576 Paradise Dr are located in the County. Why is the Town of Tiburon making decisions for the County? 93 units will produce more traffic on Paradise Dr and will affect property values of the nearby one family homes.	Mike Fitz-Gerald	158 Trinidad Dr.
2/7/2023 16:22:18	No, I oppose it		How would Paradise Drive handle all the extra cars and foot traffic?	Gene Royal	15 Saint Lucia Place
2/7/2023 16:22:25	No, I oppose it			Janet Wasko-Del	213 Jamaica St. Tiburon, CA 94920
2/7/2023 16:22:49	No, I oppose it			Carolyn Fitz-Gerald	158 Trinidad Dr
2/7/2023 16:30:26	No, I oppose it			Roger camp	186 st Thomas way tiburon ca
2/7/2023 16:31:02	No, I oppose it		Thank you, Paradise Cay HOA	John Mullenholz	244 Trinidad Dr.
2/7/2023 16:32:32	No, I oppose it		Traffic is already dangerous, no way	Scott Miller	153 Jamaica St
2/7/2023 16:36:25	No, I oppose it		The traffic, noise, and overpopulation, not to mention safety concerns for walkers/bikers on Paradise, in the immediate vicinity will erode the peaceful lifestyle we paid for when we moved here.	Brian Anderson	138 Trinidad Dr
2/7/2023 16:38:18	No, I oppose it		This ruins the privacy and feel of the neighborhood and community down in the Cay - it may block sun and create noise for residents ultimately threatening home values and the appeal of the tight but small community.	Lauren Mullenholz	244 Trinidad Drive
2/7/2023 16:39:47	No, I oppose it			Fred and Deborah	224 Trinidad Dr
2/7/2023 16:40:34	No, I oppose it		We have a very pleasant area here. The traffic is manageable. Adding 93 residences and potentially 160 cars (given the 1 1/2 car allotment for some) will certainly have an effect on Paradise Rd. Tiburon, please find another site for your housing needs.	Marje helfet	119 St. Thomas Way
2/7/2023 16:41:15	No, I oppose it			Ben Dover	666 Trinidad dr

2/7/2023 16:45:19	No, I oppose it		100 units with 100 plus parking spaces are way too much	James Purvis	178 St. Thomas Way
2/7/2023 16:46:32	No, I oppose it			Matthew Kaness	170 Trinidad Drive
2/7/2023 16:52:30	No, I oppose it		Looks like opposing the cows, and adding a lawyer, has put us all in mess. Limited ability to intervene with the "builders remedy" enacted.	James Sherman	126 Trinidad Drive
2/7/2023 17:02:28	No, I oppose it		Let's please consider getting the community of owners together to discuss this matter. There are many negative consequences of this build. Thanks	Sahar Anderson	138 Trinidad Drive
2/7/2023 17:04:06	No, I oppose it			Ariel Isaacson	201 Trinidad Drive
2/7/2023 17:06:41	No, I oppose it		I oppose this development because: 1) Paradise Drive has insufficient subgrade foundation to support the residential and construction traffic for 90 units at this location. 2) Maintenance of Paradise Drive will become costly and difficult because this development will disrupt the natural watershed from Ring Mountain. Paradise Drive will require costly redesign and remediation within 5 to 10 years. 3) Connecting sewage and other utilities to Paradise Cay is problematic because our lift station and electrical grid are already at capacity. 4) I do not want heavy construction vehicles parking on Martinique Ave for the next 5 years destroying our peace of mind, our pavement, and knocking over our entrance monument. 5) There are less disruptive locations for the City of Tiburon to meet its RHNA burden than this proposed sleight of hand. 6) Et cetera.	Patrick Nance	203 Martinique Ave
2/7/2023 17:09:02	No, I oppose it			Sarah Chow	148 Jamaica St.
2/7/2023 17:13:51	No, I oppose it			anthony b helfet	119 St Thomas Way tiburon ca 94920
2/7/2023 17:19:36	No, I oppose it		It will lower our property values.	Carolyn Miranda	220 Jamaica ST, Tiburon
2/7/2023 17:39:04	No, I oppose it		HEAVILY oppose.	Sophia Miranda	220 Jamaica St
2/7/2023 17:45:54	No, I oppose it		I would like to understand more about:	Robert Isaacson	201 Trinidad Drive
2/7/2023 17:48:16	No, I oppose it		Paradise drive is a 2 lane road that can't handle more cars. This type of large development should be off a road with more lanes.	Michelle Enlow	4 Saba lane
2/7/2023 17:52:24	No, I oppose it		Paradise Drive is dangerous enough with current traffic and cyclists (with more really close calls than statistics would indicate) and this would exacerbate the problem significantly with increased traffic at a point of the curve with dense enough housing as it is.	Everett Ai	131 St Thomas Way, Tiburon
2/7/2023 17:55:50	No, I oppose it		There are so many negative reasons for this development not to go forward! Traffic congestion,noise, our property values declining,more people.	Ann Tunney	55 Trinidad Dr. Tiburon , Ca.94920
2/7/2023 18:03:51	No, I oppose it		I am totally OPPOSED to ANY housing development at 4576 Paradise Drive	Julie Schwach	99 Trinidad Drive, Tiburon
2/7/2023 18:07:58	No, I oppose it		The decision to allow these units to be built at this location is resulting from the town of Tiburon not doing their job by the recent deadline. As a result, the state is taking over and this project will be a terrible and inappropriate addition to Paradise Drive.	Rick Schwach	99 Triniodad Dr.,Tiburon
2/7/2023 18:37:12	No, I oppose it		This has already been approved by Tiburon. This is urgent.	Shlomit Gross	147 Trinidad Drive
2/7/2023 18:37:53	No, I oppose it			Myron Greenberg	147 Trinidad Drive
2/7/2023 19:19:20	No, I oppose it			Kathryn Dekas Day	135 Trinidad Dr
2/7/2023 19:32:57	No, I oppose it		This project will create a tremendous traffic problem. Instead put it on Blackies Pasture. Easier to build and better traffic pattern	Thomas Gurtner	220 Trinidad Drive
2/7/2023 20:00:31	No, I oppose it			Ginger Bagherian	87 Saint Thomas Way
2/7/2023 20:41:17	No, I oppose it		Highly inconsistent with Belvedere/Tiburon existing rural single-family residences. Conflicts with the very reason prior owners purchased here in the first place. Access of the planned high volume of vehicles entering and leaving this development via Paradise Drive with close proximity limited visibility curves will be hazardous. Will negatively influence nearby residential property values. Not the proper use of steep uneven terrain of this waterfront property.	Harold A Mooz	155 SAINT THOMAS WAY
2/7/2023 20:45:42	No, I oppose it			Jim Wayand	150 Trinidad Dr
2/7/2023 20:48:09	No, I oppose it		Supportive of additional development in Tiburon but nearly 100 units in an otherwise single family area with a two lane road would require significant review and investment in existing infrastructure.	Darrin Lim	150 Trinidad Drive, Tiburon
2/7/2023 20:49:50	Yes, I support it			Michael Schoen	159 Trinidad Drive
2/7/2023 20:58:08	No, I oppose it			Udi Gal	122 Trinidad
2/7/2023 21:11:12	No, I oppose it		This plan is ill advised. The added traffic on Paradise Dr. would be overwhelming for both residents and infrastructure. We strongly oppose this proposed development.	Jim and Judi Boyd	123 JAMAICA ST TIBURON
2/7/2023 21:24:52	No, I oppose it		I oppose the further development of the property at 4576 Paradise Dr for multiple reasons. The infrastructure of the local area is already tenuous given the risk of mudslides and landslides. Paradise Dr just last month underwent extensive repair of a sinkhole. Further development of a large parking lot will displace run off and May further threaten the roadway. I just registered my child for the Reed school district. The school district is already underfunded and depends on donations to ensure that the current students receive a quality education. The addition of a large number of affordable housing and presumably apartments will not provide sufficient income for the school district. I anticipate that such a development would have a negative impact on the quality of the education of our children.	Tim Rankin	229 Martinique Ave.
2/7/2023 21:58:06	No, I oppose it		We do not need 93 additional homes added to what should remain a single family residential parcel. Building 30 foot structures along this stretch of Paradise would be an eye sore to say the least and a complete departure of what this area was intended to be, beautiful open space. It will be a complete intrusion and abomination of this natural landscape. In addition, this will add a few hundred people and cars to an already busy street traveled by autos and cyclists. Not to mention the existing wildlife that also calls this area home. Marin County may need additional housing but placing it literally in someone's backyard is not the answer! Frankly I am shocked that they would deem this an acceptable location, it's ludicrous. I do not support this use.	Christine Miller	153 Jamaica Street, Tiburon
2/7/2023 21:59:01	No, I oppose it		Proposed development goes against the low density character of this neighborhood.	Jennifer Anderson	140 St Thomas Way
2/8/2023 5:24:09	No, I oppose it			Trip Ames	216 Jamaica St.
2/8/2023 5:26:14	No, I oppose it			Jill Ames	216 Jamaica St
2/8/2023 6:13:12	No, I oppose it			Melissa DiVita	90 Saint Thomas Way Tiburon Ca 94920
2/8/2023 6:14:23	No, I oppose it			Vincent Chow	148 Jamaica st
2/8/2023 7:46:45	No, I oppose it		This would be a disaster for home price values in all of paradise cay, not only just the properties adjacent to 4576 Paradise Dr. The land cannot support that many units, nor can the surrounding infrastructure. it would be awful	Jordan Gersch	127 Trinidad Dr
2/8/2023 7:48:22	No, I oppose it		Completely unacceptable	Silwa Glenndahl	114 Trinidad Dr

2/8/2023 7:51:27	No, I oppose it		This is completely unacceptable for Paradise Cay, where 1-family houses since the 1950's are well kept to date - not to mention increased traffic on Paradise Drive - as if school traffic is not bad enough already.	Thomas Glenndahl	114 Trinidad Dr.
2/8/2023 8:37:23	No, I oppose it		The PC HOA should hire a lawyer to get an initial opinion and suggested course of action - this should be fairly inexpensive.	Nicolae Pascu	144 Jamaica St
2/8/2023 9:07:24	No, I oppose it			Gee Kampmeyer	4741 Paradise Dr.
2/8/2023 9:09:29	No, I oppose it			Lauren Selmeier	4670 Paradise Drive, Tiburon CA
2/8/2023 9:31:40	No, I oppose it		Traffic along Paradise Drive is getting worse and endangering cyclists. Lower density would be a better approach. 90 units is excessive.	David Wegner	146 Trinidad Dr
2/8/2023 9:35:26	No, I oppose it			Jamie Gersch	127 Trinidad Drive Tiburon CA 94920
2/8/2023 9:41:25	No, I oppose it		No	Lynn Armstrong	144 Jamaica street
2/8/2023 9:46:03	No, I oppose it		Several concerns: Cutting down trees, overflow parking in our neighborhood, years of construction noise, increased traffic on Paradise Cay and reducing the capacity of our evacuation routes. Have they thought through what happens on Paradise Drive for regular bike & car traffic during construction? I glanced through the city's report and did not find any mention of this. I think it needs to be determined right away how that would get handled and who is responsible for managing regular traffic, evacuation routes and maintenance to Paradise Drive needed during & after construction. If it could be determined that Paradise Drive would have to be widened to accommodate that density of housing, that might kill or certainly postpone this proposal. I think parking is underestimated in this proposal. Realistically, every housing unit should have two parking spaces and there should be some overflow parking available since there is no overflow available on Paradise Drive. I appreciate the HOA Board asking for our opinions and I appreciate all the work you do for the wonderful quality of life we have here in the Cay.	Mary Menninger	103 Saint Thomas Way
2/8/2023 10:22:04	No, I oppose it		This is not healthy for the environment and will create major traffic concerns.	Lisa Rendic	17 Saint Lucia Pl, Tiburon, 94920
2/8/2023 11:21:37	No, I oppose it		Traffic on Paradise Drive is difficult and dangerous now. The addition of 90+ residences will cause traffic problems and even more accidents.	Nancy Horowitz	253 Trinidad Drive
2/8/2023 12:23:26	No, I oppose it		If there is any way to block this I am all for it!!	Tamara Berkhaug	4755 Paradise Dr.
2/8/2023 14:30:59	No, I oppose it		This will increase traffic and already our roads cannot handle current amount of traffic. Schools are at capacity and water and other resources are already strained. There are environmental concerns to building there as well.	Tania Malik	8 St Lucia Place
2/8/2023 14:38:24	No, I oppose it		i completely oppose any building on the 4576 paradise dr.	joan foedisch	111 jamaica st tiburon
2/8/2023 14:40:08	No, I oppose it			David Smith	212 Trinidad Dr
2/8/2023 17:01:47	No, I oppose it		Our property at 107 Trinidad Dr. is directly adjacent to 4576 Paradise Drive. Most of the Paradise Drive property is on a down slope and water flows from Ring Mountain all the way down to the bay. Already with the removal of trees and brush on this property, and with grazing from the on site cows, we have seen a dramatic change to the bay and shoreline - increased erosion, siltation and pollution with bricks and debris into the bay. If 90+ homes are approved for development on this property, the detrimental impact to the bay will increase significantly. Environmental studies are needed so we can protect the bay and community; along with an analysis of traffic impact on Paradise, Trestle Glen and Tiburon Blvd with the additional persons/cars. Do we have the infrastructure in place to support these additional homes? How will it impact local schools? Do we have the public transit systems necessary? We have been concerned about drought conditions and have had to cut back on water usage. If drought conditions become a greater concern again, how will this be addressed with so many new residents? And who will be paying for these additional costs for public resources that this new development will bring?	Toni Beauchamp	107 Trinidad Dr.
2/8/2023 17:25:01	No, I oppose it			Linda & Neil McHugh	259 Trinidad Dr
2/8/2023 17:45:36	No, I oppose it			Carol cunliffe	232 Trinidad drive tib 94920
2/8/2023 18:28:36	No, I oppose it		Terrible idea	Merrill gillespie	237 Trinidad drive
2/8/2023 18:46:20	No, I oppose it			Molly Fleischman	241 Trinidad Drive, Tiburon CA 94920
2/8/2023 19:20:27	No, I oppose it			Peter Gillespie	237 Trinidad Drive, Tiburon, CA
2/8/2023 19:39:52	No, I oppose it		This is an outrage! Absolutely NO	Leslie Cady	205 Jamaica St
2/8/2023 19:40:48	No, I oppose it			Steve Cady	205 Jamaica St
2/8/2023 19:45:14	No, I oppose it			Brooke Kruger	brookekruger@gmail.com
2/8/2023 20:28:20	No, I oppose it			Joy Graustark	119 Trinidad Drive
2/8/2023 22:42:30	No, I oppose it		This will create a traffic nightmare, particularly due to all the bike traffic on Paradise Dr.	Racheal Turner	111 Trinidad Dr.
2/9/2023 1:40:33	No, I oppose it			Roger Fuller	159 St. Thomas Way
2/9/2023 8:47:03	No, I oppose it			Cynthia Wong	4737 paradise drive
2/9/2023 10:43:28	No, I oppose it			William J. Hoehler	39 Antilles Way
2/9/2023 12:07:08	No, I oppose it			Lisa Bassis	224 Jamaica Street, Tiburon Ca 94920
2/9/2023 13:53:31	No, I oppose it		My opposition is not based on the housing units being affordable. We need housing for teachers, emergency services, town employees, and other people who provide services to our community who can not afford the cost of Tiburon housing. My concern is the density of the units in a "rural" area and the environmental impact. There will be a loss of 9 acres of mostly open space along Paradise Drive which will change the character of the area and will impact the rural eco system. Please consider the impact to the environment in your decision to place 93 housing units at 4576 Paradise Drive.	Bob Cerf	7 Saba Lane
2/9/2023 17:45:44	No, I oppose it		Additional traffic will make Paradise Drive hazardous. We are concerned about sewage and storm water drainage issues.	Amitabh & Rekha Dutt	160 Jamaica Street
2/9/2023 18:20:07	No, I oppose it		I'd like to point out that the subject of your email indicated "affordable housing" but according to the screen shot accompanying this survey, all 93 units are to be above moderate housing units -- not affordable housing. Therefore, this proposed apartment building does nothing but bring in more market rate housing. Even if a few apartments were deemed "affordable", or even low-income, I am still opposed to putting anything but single family homes on that property. Ingress and egress, as well as the increased traffic from a large-scale development, will create multiple problems, making Paradise Drive more dangerous for cyclists and cars, destroy the vista, and change the character of the surrounding neighborhoods. I suggest contacting Marin Bicycle Coalition -- a powerful force in Marin -- and asking them to formally oppose this plan.	Sheila & Eric Lyons	140 Jamaica Street

2/10/2023 7:39:56	No, I oppose it		This lot is remote no services near by, limited public transport . Also, to many units with restricted access, drainage issues and traffic congestion. Poor location for dense housing	Herb Foedisch	111 Jamaica ST
2/10/2023 8:51:19	No, I oppose it		No, we do not support this Development!	Barbie and Dan	141 Jamaica Street, Tiburon
2/10/2023 16:45:48	No, I oppose it		This not the proper location for this type of development. A detailed Environmental Impact Report should be conducted to determine how this development will affect the environment, drainage, sewage, traffic, noise, etc. with input from neighbors. Neighbors should be listened to as they voice their concerns on how this development will affect the quiet enjoyment of their homes. Additionally, the increased traffic and congestion on Paradise Drive is a real concern. Paradise Drive is quite curvy and adding this level of ingress/egress will add additional danger to both motor vehicles, bikers, and walkers. I am a real estate broker and Paradise Cay Area Specialist. The development of this property at the level proposed will likely lower the property values of the established communities near it. I agree we need more affordable housing, but this location is not the location to add development of this magnitude.	Constance Heldman	155 Saint Thomas Way
2/10/2023 17:26:07	No, I oppose it		Thankyou	Tom Struttmann	170 Saint Thomas Way
2/11/2023 8:00:25	No, I oppose it			Kathleen Carbullido	284 Trinidad Drive Tiburon
2/11/2023 9:20:08	No, I oppose it			The traffic and safety	259 Trinidad Dr
2/13/2023 20:00:25	No, I oppose it		Sorry about the delay in responding to this. Please keep us posted. Thx.	Liliana Royal	200 Trinidad Dr. Tiburon CA

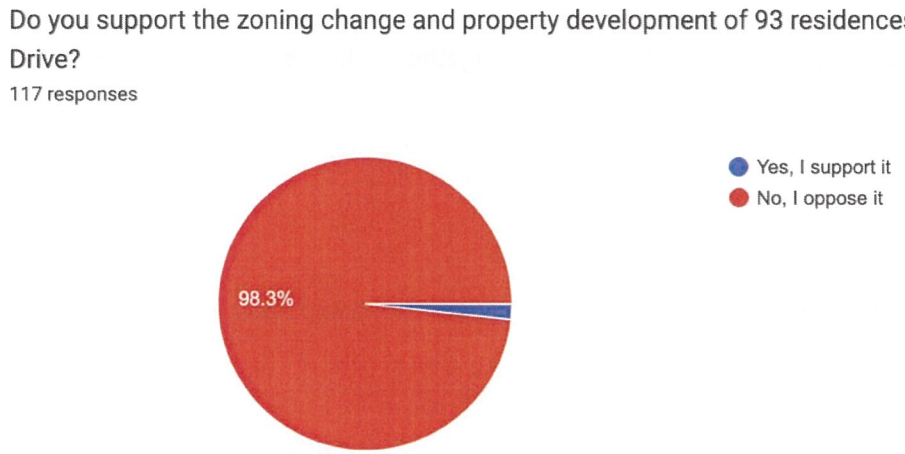
Question

Do you support the zoning change and property development of 93 residences at 4576 Paradise Drive?

Yes, I support it

No, I oppose it

Results and Comments



Survey Comments

Supportive of additional development in Tiburon but nearly 100 units in an otherwise single family area with a two lane road would require significant review and investment in existing infrastructure.

HEAVILY oppose.

I oppose the further development of the property at 4576 Paradise Dr for multiple reasons.

The infrastructure of the local area is already tenuous given the risk of mudslides and landslides. Paradise Dr just last month underwent extensive repair of a sinkhole. Further development of a large parking lot will displace run off and May further threaten the roadway.

I just registered my child for the Reed school district. The school district is already underfunded and depends on donations to ensure that the current students receive a quality education. The addition of a large number of affordable housing and presumably apartments will not provide sufficient income for the school district. I anticipate that such a development would have a negative impact on the quality of the education of our children.

100 units with 100 plus parking spaces are way too much

Let's please consider getting the community of owners together to discuss this matter. There are many negative consequences of this build. Thanks

No

Additional traffic will make Paradise Drive hazardous. We are concerned about sewage and storm water drainage issues.

The traffic, noise, and overpopulation, not to mention safety concerns for walkers/bikers on Paradise, in the immediate vicinity will erode the peaceful lifestyle we paid for when we moved here.

Will generate too much traffic on an already dangerous and congested road.

This will increase traffic and already our roads cannot handle current amount of traffic. Schools are at capacity and water and other resources are already strained. There are environmental concerns to building there as well.

Completely unacceptable

I oppose this development because: 1) Paradise Drive has insufficient subgrade foundation to support the residential and construction traffic for 90 units at this location. 2) Maintenance of Paradise Drive will become costly and difficult because this development will disrupt the natural watershed from Ring Mountain. Paradise Drive will require costly redesign and remediation within 5

to 10 years. 3) Connecting sewage and other utilities to Paradise Cay is problematic because our lift station and electrical grid are already at capacity. 4) I do not want heavy construction vehicles parking on Martinique Ave for the next 5 years destroying our peace of mind, our pavement, and knocking over our entrance monument. 5) There are less disruptive locations for the City of Tiburon to meet its RHNA burden than this proposed sleight of hand. 6) Et cetera.

No, we do not support this Development!

Proposed development goes against the low density character of this neighborhood.

This is not healthy for the environment and will create major traffic concerns.

We should have neighbors on paradise dr join the fight against this

Traffic along Paradise Drive is getting worse and endangering cyclists. Lower density would be a better approach. 90 units is excessive.

Property values , impact to the community, environmental, traffic. Seems like a desperate move to include at the last minute.

This is a terrible idea on so so many levels. How can we organize an effective opposition?

I can't see that we have the infrastructure to support this?? How bad will traffic get on paradise drive/trestle glen?? Would also love to look at adding a gate to the PC entry!

This not the proper location for this type of development. A detailed Environmental Impact Report should be conducted to determine how this development will affect the environment, drainage, sewage, traffic, noise, etc. with input from neighbors. Neighbors should be listened to as they voice their concerns on how this development will affect the quiet enjoyment of their homes. Additionally, the increased traffic and congestion on Paradise Drive is a real concern. Paradise Drive is quite curvy and adding this level of ingress/egress will add additional danger to both motor vehicles, bikers, and walkers. I am a real estate broker and Paradise Cay Area Specialist. The development of this property at the level proposed will likely lower the property values of the established communities near it. I agree we need more affordable housing, but this location is not the location to add development of this magnitude.

This would be a disaster for home price values in all of paradise cay, not only just the properties adjacent to 4576 Paradise Dr. The land cannot support that many units, nor can the surrounding infrastructure. it would be awful

The owner of that property is suing Paradise Cay owners stating he has rights to build a path into the Cay. Not OK with me.

This is an outrage! Absolutely NO

Isn't that where the farm is? Concern is that this tranquil and self-contained neighborhood that we bought into would transform into something else. Would have to know more about actual plans to comment further.

I am totally OPPOSED to ANY housing development at 4576 Paradise Drive

Thankyou

Our property at 107 Trinidad Dr. is directly adjacent to 4576 Paradise Drive. Most of the Paradise Drive property is on a down slope and water flows from Ring Mountain all the way down to the bay. Already with the removal of trees and brush on this property, and with grazing from the on site cows, we have seen a dramatic change to the bay and shoreline - increased erosion, siltation and pollution with bricks and debris into the bay. If 90+ homes are approved for development on this property, the detrimental impact to the bay will increase significantly. Environmental studies are needed so we can protect the bay and community; along with an analysis of traffic impact on Paradise, Trestle Glen and Tiburon Blvd with the additional persons/cars. Do we have the infrastructure in place to support these additional homes? How will it impact local schools? Do we have the public transit systems necessary? We have been concerned about drought conditions and have had to cut back on water usage. If drought conditions become a greater concern again, how will this be addressed with so many new residents? And who will be paying for these additional costs for public resources that this new development will bring?

i completely oppose any building on the 4576 paradise dr.

Several concerns: Cutting down trees, overflow parking in our neighborhood, years of construction noise, increased traffic on Paradise Cay and reducing the capacity of our evacuation routes. Have they thought through what happens on Paradise Drive for regular bike & car traffic during construction? I glanced through the city's report and did not find any mention of this. I think it needs to be determined right away how that would get handled and who is responsible for managing regular traffic, evacuation routes and maintenance to Paradise Drive needed during & after construction.

If it could be determined that Paradise Drive would have to be widened to accommodate that density of housing, that might kill or certainly postpone this proposal.

I think parking is underestimated in this proposal. Realistically, every housing unit should have two parking spaces and there should be some overflow parking available since there is no overflow available on Paradise Drive.

I appreciate the HOA Board asking for our opinions and I appreciate all the work you do for the wonderful quality of life we have here in the Cay.

I'm very concerned for the environmental impact and the impact on the infrastructure. Paradise Drive is a narrow road. Cars from families in each unit will overwhelm the road which will become even more dangerous for car drivers, pedestrians and cyclists.

This ruins the privacy and feel of the neighborhood and community down in the Cay - it may block sun and create noise for residents ultimately threatening home values and the appeal of the tight but small community.

This is completely unacceptable for Paradise Cay, where 1-family houses since the 1950's are well kept to date - not to mention increased traffic on Paradise Drive - as if school traffic is not bad enough already.

I guess the cows aren't so bad. Nesting great blue herons on property. Site would be destroyed.

The decision to allow these units to be built at this location is resulting from the town of Tiburon not doing their job by the recent deadline. As a result, the state is taking over and this project will be a terrible and inappropriate addition to Paradise Drive.

This project will create a tremendous traffic problem. Instead put it on Blackies Pasture.

Easier to build and better traffic pattern

90+ units is an ENORMOUS change for the neighborhood. There is currently a single family home at that location. There is always complaining about traffic, noise, etc. with development but to develop that site with such density would be insane. Can you imagine construction and traffic issues over an extended period (18 months minimum) on curvy Paradise Drive? Plopping 90+ homes here to satisfy a State requirement shows no realistic understanding of the community.

This will create a traffic nightmare, particularly due to all the bike traffic on Paradise Dr.

This lot is remote no services near by, limited public transport . Also, to many units with restricted access, drainage issues and traffic congestion. Poor location for dense housing

This plan is ill advised. The added traffic on Paradise Dr. would be overwhelming for both residents and infrastructure. We strongly oppose this proposed development.

I would like to understand more about:
1) traffic implications and how well Paradise Drive is equipped to safely support this influx
2) how would this location be policed? My understanding is that Paradise Cay is not under the jurisdiction of tiburon police, is this development going to be policed by Tiburon?
3) what are the implications for the privacy of Paradise Cay residents?

Paradise Drive is dangerous enough with current traffic and cyclists (with more really close calls than statistics would indicate) and this would exacerbate the problem significantly with increased traffic at a point of the curve with dense enough housing as it is.

My opposition is not based on the housing units being affordable. We need housing for teachers, emergency services, town employees, and other people who provide services to our community who can not afford the cost of Tiburon housing.

My concern is the density of the units in a "rural" area and the environmental impact.
There will be a loss of 9 acres of mostly open space along Paradise Drive which will change the character of the area and will impact the rural eco system. Please consider the impact to the environment in your decision to place 93 housing units at 4576 Paradise Drive.

Traffic on Paradise Drive is difficult and dangerous now. The addition of 90+ residences will cause traffic problems and even more accidents.

This has already been approved by Tiburon. This is urgent.

Terrible idea

We have a very pleasant area here. The traffic is manageable. Adding 93 residences and potentially 160 cars (given the 1 1/2 car allotment for some) will certainly have an effect on Paradise Rd. Tiburon, please find another site for your housing needs.

Highly inconsistent with Belvedere/Tiburon existing rural single-family residences. Conflicts with the very reason prior owners purchased here in the first place. Access of the planned high volume of vehicles entering and leaving this development via Paradise Drive with close proximity limited visibility curves will be hazardous. Will negatively influence nearby residential property values. Not the proper use of steep uneven terrain of this waterfront property.

I'd like to point out that the subject of your email indicated "affordable housing" but according to the screen shot accompanying this survey, all 93 units are to be above moderate housing units -- not affordable housing. Therefore, this proposed apartment building does nothing but bring in more market rate housing. Even if a few apartments were deemed "affordable", or even low-income, I am still opposed to putting anything but single family homes on that property. Ingress and egress, as well as the increased traffic from a large-scale development, will create multiple problems, making Paradise Drive more dangerous for cyclists and cars, destroy the vista, and change the character of the surrounding neighborhoods. I suggest contacting Marin Bicycle Coalition -- a powerful force in Marin -- and asking them to formally oppose this plan.

This is not a good spot for such development

I am significantly concerned about the prospect of adding nearly 100 residences off of Paradise Drive, which is already congested and highly dangerous. The amount of traffic added through the proposed development would introduce significant risk and physical harm to drivers, bicyclists and pedestrians. Additionally, the safety of the children in our community should be examined. The school bus route is along Paradise Drive and the Tiburon Town Counsel would be threatening the

lives of children by approving the development, which would dramatically increase traffic on an already dangerous street that children need to cross after school.

Traffic is already dangerous, no way

Looks like opposing the cows, and adding a lawyer, has put us all in mess. Limited ability to intervene with the "builders remedy" enacted.

Thank you, Paradise Cay HOA

There are so many negative reasons for this development not to go forward! Traffic congestion,noise, our property values declining,more people.

How would Paradise Drive handle all the extra cars and foot traffic?

The city of Tiburon had originally allocated space close to the city center, and apparently the State wants to spread units. How can several hundred residents and their cars be added on Paradise Drive without impacting the entire community, especially Paradise Cay residents?

If there is any way to block this I am all for it!!

The addition of that number of units would overwhelm the infrastructure and would increase the danger of driving or bicycling on Paradise Drive. It would be an eyesore on the peninsula.

Paradise drive is a 2 lane road that can't handle more cars. This type of large development should be off a road with more lanes.

The PC HOA should hire a lawyer to get an initial opinion and suggested course of action - this should be fairly inexpensive.

Paradise Cay and 4576 Paradise Dr are located in the County. Why is the Town of Tiburon making decisions for the County? 93 units will produce more traffic on Paradise Dr and will affect property values of the nearby one family homes.

The traffic will be impossible to deal with ... there are only two lanes and there are numerous cyclists on them. I cannot imagine an extra 200 cars (assuming most households have 2 cars and some have 3!) and stalling traffic while they wait to enter this new development. Also, it does not seem safe to build multiple units and multi-story structures on that slopping hillside. How could the town agree to this? There is open space elsewhere in Tiburon that can be used for more affordable housing. This is a terrible idea and will cause unimaginable congestion. Even the thought of how all the construction vehicles, that will be needed to build this development, will navigate paradise drive to get to the site is unsettling.

It will lower our property values.

We do not need 93 additional homes added to what should remain a single family residential parcel. Building 30 foot structures along this stretch of Paradise would be an eye sore to say the least and a complete departure of what this area was intended to be, beautiful open space. It will be a complete intrusion and abomination of this natural landscape. In addition, this will add a few hundred people and cars to an already busy street traveled by autos and cyclists. Not to mention the existing wildlife that also calls this area home. Marin County may need additional housing but placing it literally in someone's backyard is not the answer! Frankly I am shocked that they would deem this an acceptable location, it's ludicrous. I do not support this use.

Impact paradise drive traffic, pressure on land. Absolutely no way. Cows bees and chickens no problem but 100 new residence!!!!